

*Just
Listed*

WASHINGTON AVENUE AREA TOWNHOME'S DESIGN PARALLELS PREEMINENT LOCATION

Moments from Washington Avenue, this three bedroom/three-and-half bath delight celebrates style: abundant white stone counters in kitchen and main bath, wide-plank wood floors, fine millwork moldings and gas fireplace mantle, and a trio of asymmetrical iron-railed balconies with slate flooring.

3911 ROSE STREET | HOUSTON, TX 77007

\$565,000



OPEN, FLOWING FLOOR PLAN PROMISES VERSATILITY, LIVABILITY

Outstanding style elements distinguish this three-story townhome in the center of Houston's applauded amenities. The kitchen: a triumphantly colossal island, with dual-bay cleanup station, food prep surface, and quartet of counter seating; walk-in pantry; underlit glass/wood front cabinetry mix; Bosch appliances. Magnificent open plan flows front to back, bookended by dramatic vertical windows. Delicious iron-gated dry bar for wine cellar-like collection, fridge

space, bottle storage. Owners' suite: jetted soaking tub; frameless glass shower with decorative tile surfaces, bench and shampoo ledge; dual vanities; patinaed decorative mirrors; tray ceiling, and neutral carpet in bedroom with private balcony. Ground-floor flex space. Fenced front yard. Two-car garage and private driveway at rear of the property. Security system. Area pluses: trendy eateries, outdoor activities, arts districts.

FEATURES AND UPGRADES

SIGNATURE FEATURES

Open Floor Plan With Flowing Living Room, Dining, Kitchen

Ground Floor Flex Space and Office/Bedroom

Wide-Plank Wood Floors With Dark Finish in Living Areas, Downstairs Bedroom, Stairways, and 3rd Floor Hallway

Third-Floor Bedrooms With Neutral Carpeting and En-Suite Bathrooms

Crown Molding on all Levels

Traditional Matte Black Wrought Iron Stairway Railing

Enclosed, Sodded Front Yard With Cheerful Landscaping and Sprinklers

Classic Traditional Silver-Finish Lighting Fixtures With Elegant Shades

Two Inch Indoor Slatted Blinds

Paneled Interior Doors

Decorative Framed Mirrors

Gas Log Fireplace With Mantle and Title Surround

Wine Cellar With Dry Bar, Space for Wine Fridge, and Additional Wine Storage

Extensive Balcony Space Including Second-Floor Grilling Balcony off Kitchen, Private Primary Bedroom Balcony and Large Third-Floor Balcony Accessible From Common Area

Ceiling Fans in Living Room, Ground-Level Flex Space and all Bedrooms

Wired for Sound System on all Levels

KITCHEN & DINING

Large Island With White Granite Countertops

Walk-in Pantry

White Shaker Front Cabinets With Brushed Nickel Hardware, Adjustable Shelving, Select Glass Display Inserts, Soft-Close Drawers, and Under Cabinet Lighting

Bosch Stainless Steel Appliance Suite Including Five-Burner Natural Gas Range and Under-Counter Microwave

Under-Mount Dual-Bay Sink With Gooseneck Pull-Down Sprayer and Filtered Water Dispenser

OWNERS' SUITE

Trey Ceiling

Double French Doors Leading to Bath

Dual White Marble Countertops With Under-Mount Sinks and Vanity Area

Separate Water Closet

Large, Jetted Soaking Tub

Frameless Glass Shower Enclosure With Decorative Tile Inset, Bench and Shampoo Ledge

Oversized Walk in Closet

Private Owner's Suite Balcony

FOUNDATION, MECHANICAL SYSTEMS, AND GENERAL

Nest Thermostats on all Levels

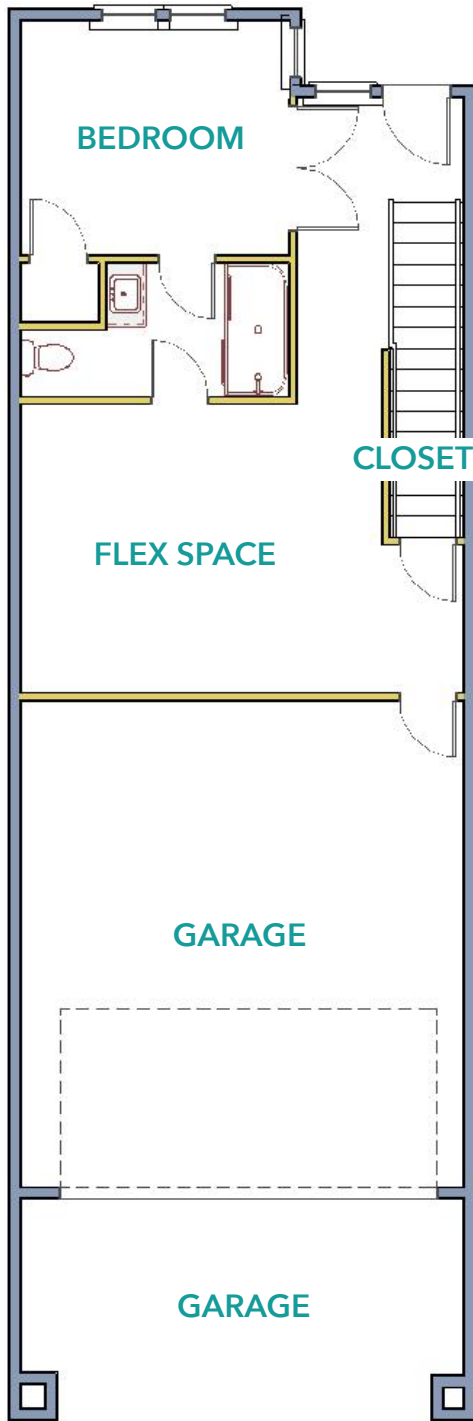
Low-E Double Pane Insulated Vinyl Framed Windows

Security Cameras With Phone Controls (Exterior Front and Back, Living Room)

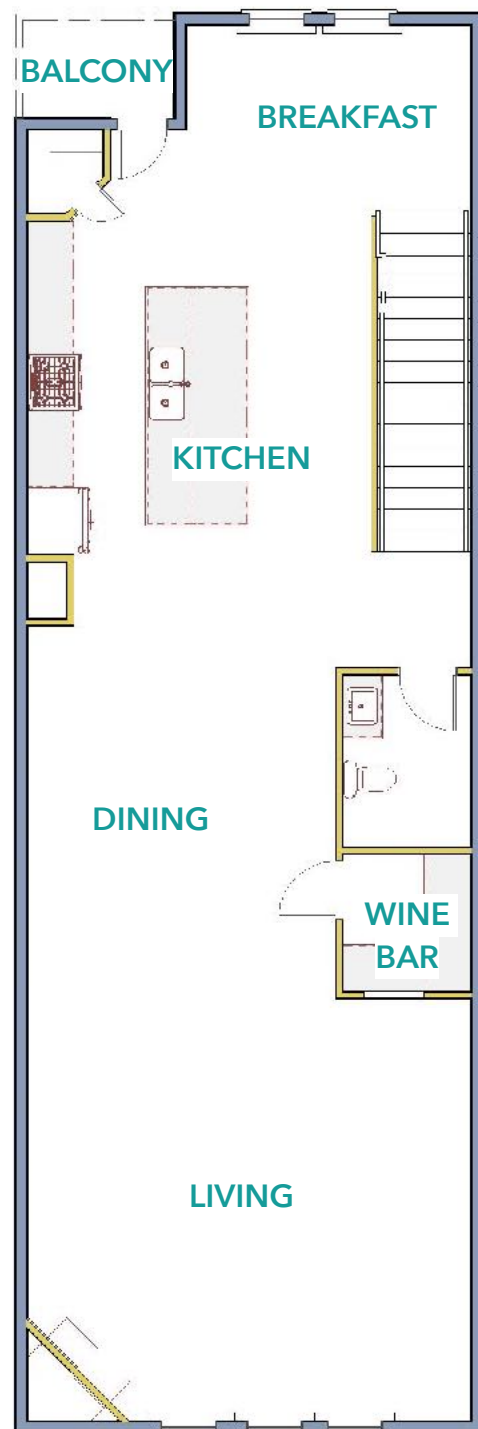
Tankless Water Heater

FLOOR PLAN

The thoughtfully designed residence at 3977 Rose Street boasts a FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of quiet places to tuck away for private time.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Key Measurements

Living	20 x 19
Dining	15 x 14
Kitchen	17 x 13
Flex Space	12 x 15
Primary Bedroom	24 x 19
Primary Bathroom	14 x 11
Ground Floor Bedroom	12 x 10
Third Floor Bedroom	12 x 11
Second Floor Balcony	8 x 5
Third Floor Balcony	15 x 6
Owners' Suite Balcony	8 x 4

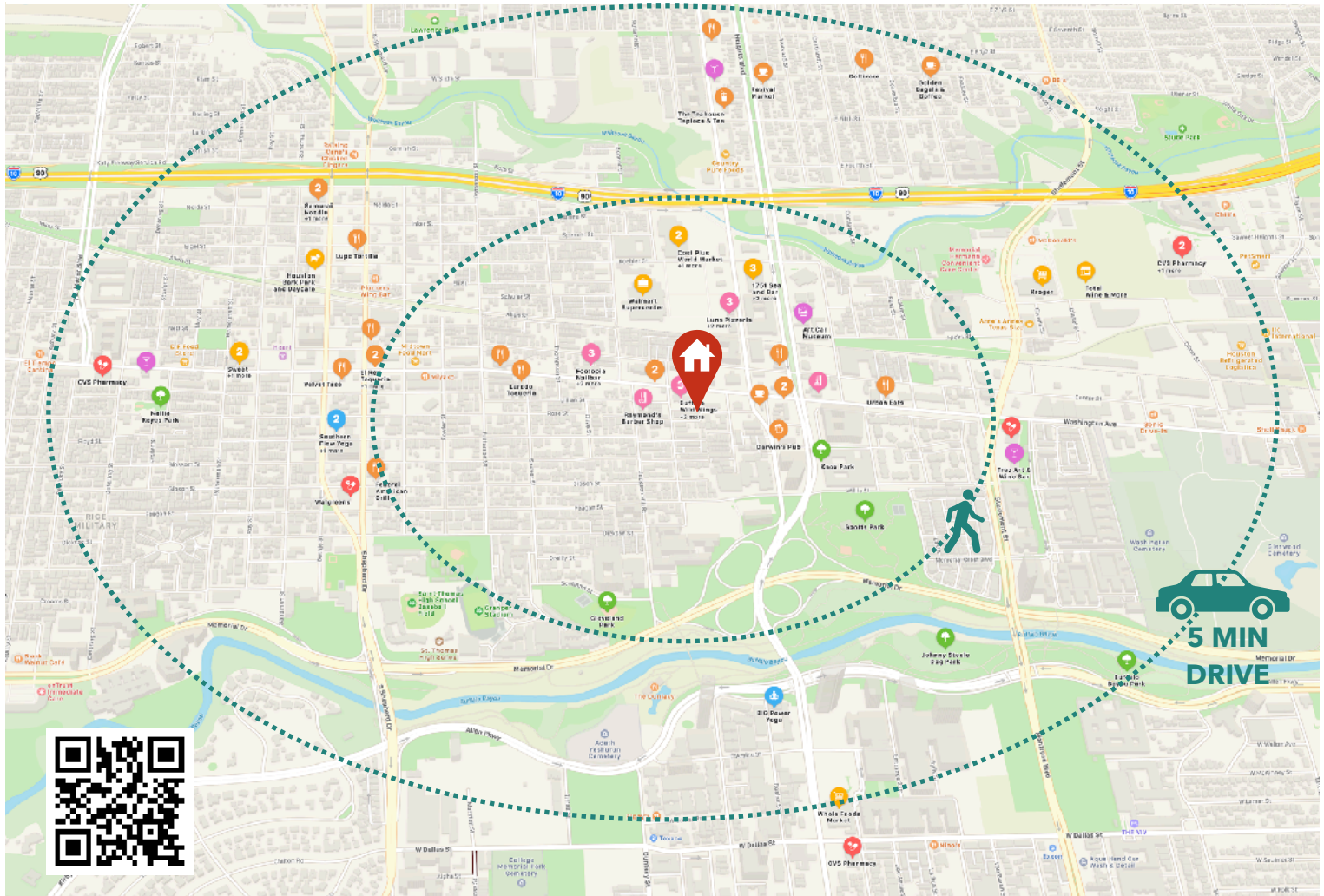


Non-Realty Items

With an accepted offer, the following non-realty item will convey with the sale of the property:

- Bosch 300 Series 22.1 cu. ft. Counter-Depth Stainless Steel Side by Side Refrigerator with Adjustable Shelves, Gallon Door Storage, External Ice Maker and Water Dispenser

NEIGHBORHOOD GUIDE









5 - 10 MIN WALK

-  SPOTTS PARK
401 S Heights Blvd
-  HEIGHTS MARKETPLACE
174 Yale St
-  WALMART, SPROUTS & MORE
Yale St at I-10
-  LAURENZO'S RESTAURANT
4412 Washington Ave
-  VOODOO DOUGHNUT
3715 Washington Ave
-  H-E-B
3663 Washington Ave









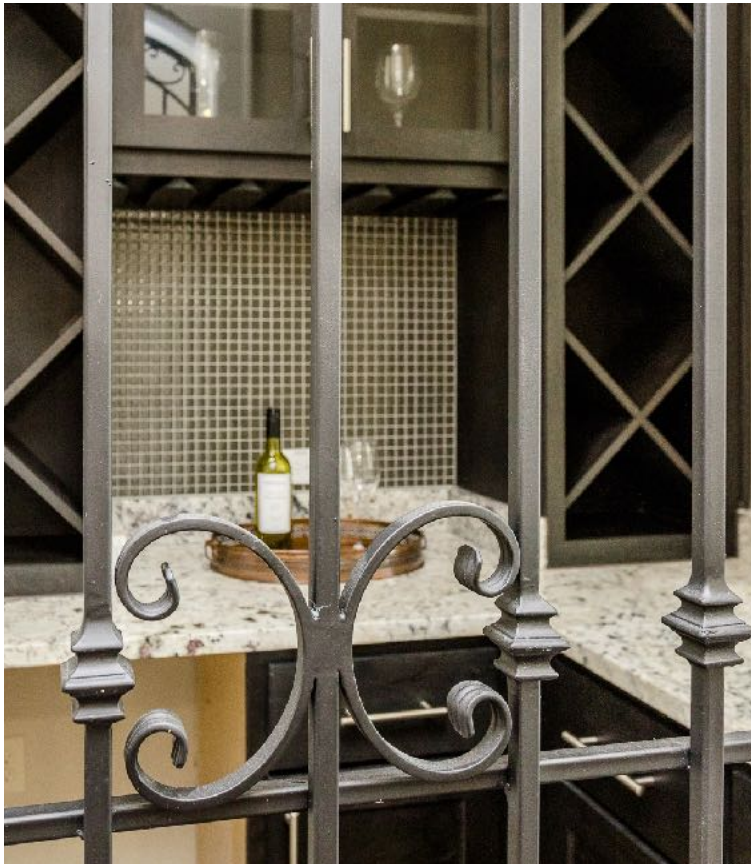
5 MIN DRIVE

-  WHOLE FOODS MARKET
701 Waugh Dr
-  BIG POWER YOGA
3115 Allen Pkwy
-  TOTAL WINE
2857 Katy Freeway
-  TARGET & CVS
2580 Shearn St
-  NELLIE KEYES PARK
801 Lester St
-  JOHNNY STEELE DOG PARK
2929 Allen Pkwy



5 - 10 MIN DRIVE

-  MEMORIAL PARK
6501 Memorial Dr
-  DOWNTOWN HOUSTON
-  EL TIEMPO CANTINA
5602 Washington Ave
-  HEIGHTS MERCANTILE
3320 White Oak Dr
-  MEMORIAL ELEMENTARY
6401 Arnot St
-  WASHINGTON ARTS DISTRICT
1500 Block Sawyer St



Features

3



3.5



2,797 SF



Lot Size 1,640 SF

Area Rice Military/Washington Corridor

Property Type Fee Simple Townhouse

Stories 3

Year Built 2013

HOA Fee None

Garage 2 Car Attached with Private Driveway

Fireplace Gas Log

Heating Central Gas

Cooling Central Electric

Foundation Slab

Walk Score 76 — Very Walkable

Nearby Parks Knox, Spotts, West End

School District Houston ISD

Elementary Memorial

Middle Hogg

High Heights

MLS Number 19323997



Jennifer Vickers is an award-winning Realtor® specializing in inner loop residential properties. Recipient of the HAR "20 Under 40 Rising Stars in Real Estate" and 2019-2021 Texas Monthly Five Star Real Estate Awards, her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014. Contact Vickers Properties Group to assist with buying a home, selling or leasing a property, or marketing your next development.

Certifications:

- Master Certified Negotiation Expert
- Graduate, Real Estate Institute



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This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.