

1429 W 21st Street

Shady Acres

COMPASS

Overview

Bedrooms	3
Baths	3 Full 1 Partial
Square Feet	2,162 per appraisal
Lot Size	2,262 per HCAD
Schools	Sinclair Elementary Hamilton Middle School Waltrip High School



PROPERTY DETAILS

- North/South exposure
- Unobstructed views within the complex
- Private security gate
- Pre-wired alarm system
- Shared swimming pool
- Double crown molding in living areas
- Hand-scraped hardwood floors
- Tile floors in all baths
- Plentiful storage options

FIRST FLOOR

Bedroom / Office (13'4" x 11'8")

- Flex space currently used as a hobby room
- Access to private patio
- En suite full bath with granite counters

Stairways

- Custom metal balusters
- Solid wood treads

SECOND FLOOR

Kitchen (16'6" x 12'10")

- Granite countertops
- Marble island with custom lighting and storage
- Bertazzoni stainless steel gas range, hood, and oven
- Whirlpool stainless steel refrigerator
- Wine chiller
- Soft-close custom wood cabinets
- Undermount lighting

Dining Room (13'4" x 10')

- Custom pendant lighting
- Open to living areas

Living Room (18' x 14')

- Gas log fireplace with remote starter
- Double door access to wrought iron balcony
- Wall of large picture windows
- Additional transom windows to maximize light and privacy
- Recessed and pendant lighting with fan

THIRD FLOOR

Master Bedroom (15'2" x 16')

- Vaulted ceiling
- Large picture windows
- Recessed lighting

Master Bath (11' x 13')

- Granite dual vanities
- Walk-in frameless glass shower
- Separate soaking tub
- Attached walk-in boutique closet

Bedroom (12'4" x 11'10")

- Large windows
- En suite full bath with granite counters

Laundry

- Full size gas and electric connections
- Convenient location off master suite

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ADDITIONAL INFORMATION

Garage (18'1" x 20'5")

- Private double driveway
- Automatic door opener
- Additional parking (can accommodate up to 6 cars, per seller)

Exterior

- Rear patio
- Privacy fence
- Direct access to shared pool
- Low-maintenance landscaping
- Sprinkler system

Energy Features

- Blown-in R30-35 insulation
- Radiant barrier roof decking
- Low-E windows with screens
- 14 SEER A/C unit
- Multiple zone HVAC system
- Programmable thermostat
- High-efficiency water heater