

1617 Wichita Street

Striking freestanding home in the Museum District built by award winning On Point Custom Homes; updated with designer décor and custom lighting. Elevator capable. Open concept second floor with dry bar, and chef's kitchen with marble counters and professional stainless appliances. Light-filled living room and dedicated dining area with tall ceilings looks out on a spacious covered patio with fireplace. Luxurious Primary Suite with vaulted ceiling, great views, large primary bath with oversized double shower, and walk-in closet with floor to ceiling storage. Guest Bedroom down with en-suite bath. Custom Lutron remote controlled shades on 2nd floor and in Primary Suite. Spacious two car garage with built-in ceiling storage and additional parking for two cars in the double driveway. Close proximity to Hermann Park, Downtown Houston and The Texas Medical Center.

(Three Bedrooms; Three Full and One Half Baths; Two Car Garage; 2,591 Building Sq. Ft. (Per HCAD); 1,928 Lot Sq. Ft. (Per HCAD); Built In 2015 (Per HCAD).)

Foyer –

- 10' Ceiling
- Full-lite main entry door with wooden border
- Full-lite window flanking main entry door
- Large Elevator shaft currently used as closet
- Access to stairwell with hardwood treads, painted wood risers, and steel framed handrail with cable guards
- Recessed lighting
- 6" Baseboards with squared quarter round
- 24" x 12" Tile floors

Living Room – 21' x 17'

- 10' Ceiling
- Full-lite door with wooden border to covered patio
- Two 2-lite windows with remote controlled shades
- Two full-lite clerestory windows with remote controlled shades
- Landing from stairwell with hardwood treads, painted wood risers, and steel framed handrail with cable guards
- Five ceiling speakers
- Custom ceiling fan
- Directional art lighting
- Recessed lighting
- 6" Baseboards with squared quarter round
- 3" Hardwood floors

Dining Room – 16' x 11'

- 10' Ceiling
- One full-lite clerestory window with remote controlled shade
- Vintage brass chandelier from Arteriors Homes
- Adjacent to landing from stairwell with hardwood treads, painted wood risers, and steel framed handrail with cable guards
- Adjacent closet built out as a Dry Bar with adjustable glass display shelving, marble mosaic tile backsplash, VinoTemp full sized wine refrigerator, and cabinet storage
- Directional art lighting
- Recessed lighting
- 6" Baseboards with squared quarter round
- 3" Hardwood floors

Kitchen – 20' x 12'

- 10' Ceiling
- One full-lite clerestory window
- Two full-lite backslash windows
- Carrera Marble countertops with mosaic tile backsplash
- Stainless Steel Bertazoni range with six gas burners and convection oven
- Stainless Steel Bertazoni overhead vent hood
- Stainless Steel Whirlpool undercounter microwave
- Stainless Steel Bosch dishwasher
- Stainless Steel Built-in 48" KitchenAid refrigerator and freezer combo
- Stainless Steel undermount sink with gooseneck faucet and hand sprayer
- Hand painted custom cabinet and drawer storage
- Walk in pantry with ten fixed shelves
- Bar seating area with space for four to five stools
- Three custom pendant light fixtures
- Directional art lighting
- Recessed lighting
- 6" Baseboards with squared quarter round
- 3" Hardwood floors

Powder Bathroom – 8' 6" x 5'

- 10' Ceiling
- One full-lite clerestory window
- Carrera marble countertop and backsplash with undermount porcelain sink
- Chrome gooseneck faucet
- One undercounter cabinet
- Designer textured wall covering
- Recessed lighting
- 6" Baseboards with squared quarter round
- 3" Hardwood floors

Primary Bedroom – 22' x 13'

- Vaulted ceiling ranging from 9' to 13'
- Three 2-lite windows with remote controlled blackout shades
- Access to home security system
- Accent wall with textured covering
- Custom ceiling fan
- Recessed lighting
- 6" Baseboards with squared quarter round
- 3" Hardwood floors

Primary Bathroom – 16' x 13'

- 9' Ceiling
- One 2-lite clerestory window
- Stone countertop and backsplash with dual undermount porcelain sinks and chrome faucets
- Oversized walk-in shower with dual rainfall showerheads, bench seat, and tile surround
- Soaker tub set in tile surround
- Custom chrome towel warming rack adjacent to shower entry
- Custom cabinet and drawer storage
- Lavatory closet with overhead medicine cabinet
- Full length fashion mirror on entry door to closet
- Textured wall covering
- Recessed lighting
- 6" Baseboards
- Tile floors with faux wooden finish

Primary Closet – 14' x 7' 6"

- 9' Ceiling
- Eleven hanging racks; one is dress height
- Twelve overhead shelves
- Eleven shoe storage shelves
- Four built in drawers
- Overhead studio track lighting
- 6" Baseboards
- Carpet floors

Third Floor Landing

- Two closets with a hanging rack and overhead shelving; one closet is in the place of the elevator shaft
- Utility room with gas and electric connections, space for a full-size washer and dryer, hanging rack, two overhead cabinets, and tile floors
- Recessed lighting
- 6" Baseboards with squared quarter round
- 3" Hardwood floors

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Walter Bering 713.851.9753

Broker Associate Walter.Bering@sir.com

Martha Turner | Sotheby's
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Bedroom 1 – 14' x 12'

- 9' Ceiling
- One 3-lite window with shades
- Third floor location
- Double door closet with hanging racks and built-in shelving
- Access to en-suite bathroom
- Custom ceiling fan
- Recessed lighting
- 6" Baseboards
- Carpet Floors

Bedroom 1 Private Bathroom – 10' x 6'

- 9' Ceiling
- Single-lite clerestory window
- Quartz countertop and backsplash with undermount porcelain sink and chrome faucet
- Tub/Shower combo set in tile surround with Delta showerhead
- Recessed lighting
- 6" Baseboards
- Tile floors

Bedroom 2 – 13' x 12'

- 10' Ceiling
- One 3-lite window with shades
- Ground floor location
- Walk in closet with hanging racks and built in shelving
- Access to en-suite bathroom
- Custom Imogene Chandelier from Arteriors Homes
- Accent wall with textured wall covering
- Recessed lighting
- 6" Baseboards
- Tile floors

Bedroom 2 Bathroom – 11' x 6'

- 10' Ceiling
- Single-lite clerestory window
- Quartz countertop and backsplash with undermount porcelain sink and chrome faucet
- Walk-in shower combo set in tile surround with Delta showerhead and glass enclosure
- Recessed lighting
- 6" Baseboards
- Tile floors

Seller Upgrades – Prices are provided per seller and are approximate

- New paint on entire interior of the home in 2020 - \$20,000
- Custom garage ceiling storage system - \$2,000
- Gladiator Garage System - \$2000
- Art lighting throughout the home with dimmers - \$2,000
- Sound system in second floor living area and patio
- New built-in KitchenAid Energy Star Rated refrigerator; product code KitchenAid KBSD608E on KitchenAid website - \$10,500
- Dry bar build-out with VinoTemp full size wine refrigerator - \$3,000
- Vintage brass Dallas Medium Chandelier from Arteriors Homes in dining room - \$4,300
- Imogene Small Chandelier from Arteriors Homes in ground floor bedroom - \$2,400
- Built extra linen cabinets and added towel warming rack in primary bathroom - \$2,000
- Lutron electric shades in primary bedroom and 2nd floor living - \$10,000
- Window treatments in bedrooms - \$1,500
- Designer wallpaper in Primary Bedroom and bath, powder room, and ground floor bedroom - \$9,000