

# 949 W. 24<sup>th</sup> Street

- *3-story home in Shady Acres, a part of highly desired Houston Heights*
- *2-car attached garage - garage door opener replaced with quiet belt-drive vs. loud chain-driven, opener is smart enabled and can be controlled by phone app*
- *3 bedrooms, 3.5 bathrooms*
- *1<sup>st</sup> floor guest suite features a pallet accent wall, custom paint, full private bathroom and direct access to the outside covered patio with custom built deck, swing mount brackets, custom sunshades and a remote-controlled oscillating fan*
- *Beautiful island kitchen features handscraped hardwood flooring, granite countertops, tile backsplash with windows, white cabinetry, crown molding, stainless steel appliances, gas cooktop, breakfast bar and pendant lighting*
- *Dining area includes handscraped wood flooring, crown molding, lovely chandelier and direct access to the outdoor covered patio with custom sunshades and a remote-controlled oscillating fan*
- *Family room offers handscraped wood flooring, custom built-in bookcase/shelving, crown molding, brick accent wall and a gas log fireplace with new tile surround and mantle*
- *Half bathroom on the 2<sup>nd</sup> floor*
- *Staircase boasts wrought iron spindles, carpet runner and brick accent walls with floating shelves on landing*
- *Spacious 3<sup>rd</sup> floor master bedroom has plush carpet, ceiling fan, tray ceiling, double crown molding, walk-in closet and an en-suite bathroom*
- *Master bathroom is complete with a large dual sink granite vanity, large garden tub, oversized frameless shower with 2 shower heads and decorative tile inlay, and a walk-in closet with custom built-ins*
- *3<sup>rd</sup> floor secondary bedroom with plush carpet, ceiling fan and a full private bathroom*
- *3<sup>rd</sup> floor flex room features handscraped wood flooring*
- *Utility room with cabinets and shelving for storage is located on the 3<sup>rd</sup> floor*
- *LED lighting throughout home*
- *Dimmer switches throughout home*
- *Paint throughout home - original flat white vs. paint that scuffs*

- ∞ 2<sup>nd</sup> floor is wired for surround sound*
- ∞ 2<sup>nd</sup> floor internal wall wiring for TV access points at built-in shelves and kitchen behind paint*
- ∞ Cat-5 wiring on exterior of home*
- ∞ Plywood in attic to increase storage capacity*
- ∞ Keyless entry digital pads at front door and garage*
- ∞ Newly painted wrought iron entrance gate and balcony railing*
- ∞ No HOA*
- ∞ Easy access to 610 & I-10*
- ∞ Trails, hiking and biking trails nearby*
- ∞ Minutes from some of Houston's best eateries, nightlife and local shopping*