

# 814 Ashland Street #A

## FEATURES

### OVERALL

- Incredible location in desirable Houston Heights
- 3,300 sq ft lot (per HCAD), with alley access for two car garage & sizable outdoor space
- Built by reputable Unika Homes
- 20' X 25' Backyard
- 11 foot ceilings on first floor
- 9-10 foot ceilings on second floor
- Double pane, low-E windows
- PEX plumbing system
- Tankless water heater
- High efficiency 2 unit Bryant HVAC system
- Pre-wired for surround sound in family room & outside speakers on back porch
- Solid 3 ½ inch oak hardwood floors throughout first & second floors
- Porcelain floors in primary bath & upstairs/secondary bath
- Freshly painted interior (2021)
- Recessed LED can lighting throughout home
- Home thoughtfully designed for maximum storage & efficiency throughout
- Walking distance (just a few blocks away!) from popular dining & shopping at the Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.), Eight Row Flint, Calle Onze, Better Luck Tomorrow, Revival Market, EQ Heights coffee shop, Onion Creek, Lola Diner
- A couple blocks over from the new development M-K-T, a mixed use development that will have approx. 30+ retail & dining options (themkt.com)
- A short walk from Donovan Park, Milroy Park, Lawrence Park, Heights Blvd jogging trail, Hike & Bike Trails
- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria, Energy Corridor, & Medical Center

- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport
- Close proximity to Kroger, the recently built H-E-Bs on Shepherd and Washington, Whole Foods 365 on 610N, Whole Foods on Waugh, popular dining along Shepherd, and Washington Corridor

### FRONT EXTERIOR

- Recently repainted trim on porch, 2021
- Great curb appeal
- Professionally landscaped front yard
- Covered front porch with plenty of room for furniture
- Mahogany front door with decorative glass beveled detail
- Sprinkler system installed
- Gutters

### BACK EXTERIOR

- Grass space with plenty of room for kids & dogs to play
- Covered back porch with room for outdoor furniture & grill
- Gas connection on porch for grill
- Pre-wired for speakers & tv connection
- Ceiling fan
- Recessed can lighting
- Storage closet
- Detached two car garage with automatic garage door opener
- Sprinkler system installed
- Gutters
- French drains installed
- Recently repainted trim on porch, 2021

### FORMAL LIVING ROOM

- Open floor plan with formal living room & formal dining room, creating the perfect atmosphere for entertaining
- Two door coat closet right off entry
- Oak hardwood floors
- High 11 foot ceiling

RACHEL CONKLING  
713.894.9070  
RACHEL.CONKLING@COMPASS.COM



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### FORMAL LIVING ROOM (continued)

- Gas log fireplace (easily turned on by switch)
- Decorative light fixture
- Recessed can lighting
- Plenty of wall space for art
- Lots of windows, allowing for tons of natural light
- Crown molding & baseboards
- Custom-built clear glass-front display cabinets & storage cabinets
- Window blinds installed

### FORMAL DINING

- Open floor plan with living room
- Large windows, letting in lots of natural light
- Barrel ceiling treatment
- High 11 foot ceiling
- Decorative light fixture
- Recessed can lighting
- Crown molding & baseboards
- Art niche
- Window blinds installed

### KITCHEN

- Gourmet Chef's Kitchen
- Lots of storage
- Marble tile backsplash
- Separate large walk-in pantry
- Breakfast bar with room for 5+ barstools
- Stainless steel Bosch dishwasher
- Stainless steel Bosch convection oven
- 6 burner stainless gas cooktop
- Stainless steel vent hood
- Stainless steel Bosch built-in microwave
- Oversized single basin stainless steel sink
- 3 decorative pendant lights over island
- Recessed can lighting
- Open floor plan with family room

### FAMILY ROOM

- Conveniently adjacent to the kitchen, creating a great open floor plan for entertaining
- Lots of windows letting in natural light
- Window blinds
- Crown molding & baseboards

- Two doors conveniently open to the covered back porch, which makes it perfect for entertaining
- Pre-wired for speakers
- Ceiling fan

### POWDER ROOM

- Conveniently located off the family room & kitchen
- Floating vanity
- Decorative vanity light fixture

### PRIMARY BEDROOM

- Located on the second floor & situated at the front of the house
- Large room with plenty of space for a sitting area/study nook
- Soaring vaulted ceiling
- Crown molding & baseboards
- Lots of windows letting in lots of natural light
- Window blinds installed
- Ceiling fan/light combination
- Recessed can lighting
- Hardwood floors

### PRIMARY BATHROOM

- Spa-like bathroom
- Double vanity with white carrera marble countertop
- Porcelain tile floors
- Large walk-in shower
- Large soaking tub
- Two windows
- Window blinds
- Large walk-in closet with built-in shelves & dresser
- Separate water closet
- Tv (included) installed in the corner
- Decorative light fixture over the tub

### SECONDARY BEDROOM #1

- Located on the second floor
- Hardwood floors
- Walk-in closet with pocket door & built-in shelves



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### **SECONDARY BEDROOM #1 (Continued)**

- Crown molding & baseboards
- Window blinds
- LED recessed can lighting
- Decorative fan/light fixture
- En suite bathroom
- Great location overlooking the beautiful backyard

### **SECONDARY BEDROOM #2**

- Flexible space, could make an ideal study, game room/playroom or secondary bedroom
- Two double doors closets, built in shelves & automatic lights
- Crown molding & baseboards
- Window blinds
- LED recessed can lighting
- Decorative fan/light fixture

### **EN SUITE BATH**

#### **(for Secondary Bedroom #1 & 2)**

- Tub & Shower combination
- Light grey subway tile in shower
- Porcelain tile floors
- White carrera marble countertop with storage underneath
- Window blinds

### **OFFICE SPACE**

- Flexible space conveniently located at the top of the stairs
- Built-in desk and cabinetry
- Crown molding & baseboards
- Art niche

### **UTILITY ROOM/MUD ROOM**

- Conveniently located on the second floor with the bedrooms
- Washer/dryer connections
- Tile flooring
- Dry bar
- Granite countertop
- Cabinet space



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