

816 Ashland Street

FEATURES

OVERALL

- Custom-built home built in 2012 by T&W Builders
- Incredible location in desirable Houston Heights
- 6,600 sq ft lot (per HCAD)
- Pristine backyard with plenty of room for a pool
- Hardwood floors throughout
- Recessed can lighting throughout
- Detailed trim work throughout
- Exterior security cameras installed
- 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 Shephard, and Washington Corridor

FRONT EXTERIOR

- Picture perfect curb appeal
- Pristine landscaping and fenced-in green space
- Wrought iron security fence

- Brick steps lead up to the porch/front door
- Large 256 sq ft (per HCAD) covered front porch that wraps around to side, providing backyard access
- Front porch features a copper ceiling fan and two gas lanterns
- Refinished and re-stained front door (Lucas Craftsmanship, 2020)
- Painted entire exterior w/premium Sherwin Williams Duration paint (Lucas Craftsmanship, 2016)
- Installed pine 3 1/2 beadboard to front porch ceiling (Lucas Craftsmanship, 2016)
- Installed 2.0" FOAM-LOK 4G Closed Cell spray foam insulation under the house in crawl space. Included covering all joists for better vapor barrier (360 Thermal, 2016)
- Sprinkler system
- Gutters
- French drains installed (2015)

BACK EXTERIOR

- Large 328 sq ft (per HCAD) covered back porch with room for outdoor furniture & grill (Weber Grill could stay if buyer desired)
- Refinished and stained back three doors (Lucas Craftsmanship, 2020)
- Grass space with plenty of area for kids & dogs to play, room to add a pool
- Pristine landscaping
- Multiple trees maintained by arborist
- Outdoor speakers
- Ceiling fan
- Decorative lantern light fixture
- Installed pine 3 1/2 beadboard to back porch ceiling (Lucas Craftsmanship, 2016)
- Installed custom TV cabinet (Lucas Craftsmanship, 2016)
- Installed custom Bahama shutters for privacy (Lucas Craftsmanship, 2016)
- Detached oversized two car garage with automatic garage door opener and alley access

RACHEL CONKLING
713.894.9070
RACHEL.CONKLING@COMPASS.COM

COMPASS

816 Ashland Street

FEATURES

BACK EXTERIOR(continued)

- Commercial grade epoxy floor installed in garage (E-Tech Epoxy Technology Coatings, 2018)
- Sprinkler system
- Gutters
- French drains installed (2015)
- Brick pavers installed on side yard for easy maintenance

ENTRY

- Decorative light fixture
- Beautiful wood-stained front door, with windows on top for maximum natural light
- Wainscoting
- Recessed can lighting
- Expansive hallway with lots of wall space for art
- Storage/coat closet
- Crown molding
- Hardwood floors

STUDY

- French doors
- Flexible space; could make an ideal formal living, playroom, or extra guest room
- Built-in bookshelves with cabinets and drawers
- Window seat with custom cushion & pillows
- Plantation shutters
- Decorative ceiling fan
- Recessed can lighting
- Lots of windows, allowing for tons of natural light
- Double crown molding
- Hardwood floors

FORMAL DINING

- Coffered ceiling treatment
- Wainscoting
- Connects to Kitchen through Butler's Pantry
- Large windows, letting in lots of natural light
- Plantation shutters
- Decorative light fixture
- Recessed can lighting
- Double crown molding

- Plenty of wall space for art and additional furniture such as buffets
- Hardwood floors

KITCHEN

- Gourmet Chef's Kitchen
- Open floor plan with Family Room
- Glass subway tile backsplash
- Black granite countertops
- Oversized island with granite countertop, breakfast bar seating, storage underneath, and display shelves and electrical outlets
- Stainless steel Bosch dishwasher
- Stainless steel KitchenAid 6 burner gas cooktop
- Vent hood with custom wood front
- Stainless steel KitchenAid double ovens. Top oven is convection.
- Stainless steel built-in microwave drawer with warming function
- One basin oversized apron front sink
- Two decorative pendant light fixtures over island
- Built-in pull-out spice racks
- Under cabinet lighting
- Lots of storage with cabinets built all the way to the ceiling
- Two windows with plantation shutters, overlooking the backyard
- Recessed can lighting
- Hardwood floors

BUTLER'S PANTRY

- Separate large double door pantry
- Stainless steel KitchenAid mini wine refrigerator
- Clear glass-front display cabinets
- Stainless steel bar sink
- Black granite countertop
- Glass subway tile backsplash
- Under cabinet lighting
- Hardwood floors



RACHEL CONKLING
713.894.9070
RACHEL.CONKLING@COMPASS.COM

816 Ashland Street

FEATURES

FAMILY ROOM

- Conveniently adjacent to the kitchen, creating a wonderful open floor plan for entertaining
- Gaslog fireplace with decorative mosaic tile surround
- Back door conveniently opens to the covered back porch
- Custom-built cabinets, display shelves & clear glass-front display cabinets flank both sides of the fireplace
- Lots of windows letting in natural light
- Double crown molding
- Wainscoting
- Built-in ceiling speakers
- Ceiling fan
- Hardwood floors

POWDER ROOM

- Conveniently located off the foyer
- Pedestal sink
- Decorative vanity light fixture
- Decorative mirror

STAIRWELL

- Features decorative, long-hanging light fixture
- Floor to ceiling wainscoting
- Window with plantation shutters
- Hardwood stairs

PRIMARY BEDROOM

- Located on the second floor & situated at the back of the house
- Large room with plenty of space for a sitting area
- Tray ceiling with custom carpentry detail
- Double crown molding
- Lots of windows, letting in lots of natural light
- Plantation shutters
- Ceiling fan
- Recessed can lighting
- Hardwood floors

PRIMARY BATHROOM

- Spa-like bathroom
- Double vanities with carrara marble countertops and plenty of storage drawers and cabinets underneath
- Two Pottery Barn vanity mirrors
- Four Restoration Hardware sconces (flank each side of the vanity mirrors)
- Carrara marble tile floors
- Large walk-in shower with carrara marble tile walls, decorative marble tile floor, and frameless glass door
- Clawfoot soaking tub with carrara marble tile wall surround
- Two windows
- Separate water closet
- Double crown molding
- Huge walk-in closet

SECONDARY BEDROOM #1

- Located on the second floor
- Flexible space, could make an ideal study, game room/playroom or secondary bedroom
- Hardwood floors
- Double door closet with built-in shelves
- Double crown molding
- Plantation shutters
- Designer light fixture

SECONDARY BEDROOM #2

- Located on the second floor
- Flexible space, could make an ideal study, game room/playroom or secondary bedroom
- Hardwood floors
- Double door closet with built-in shelves
- Double crown molding
- Plantation shutters
- Ceiling fan/light fixture



RACHEL CONKLING
713.894.9070
RACHEL.CONKLING@COMPASS.COM

816 Ashland Street

FEATURES

FULL BATHROOM

(for Secondary Bedroom #1 & #2)

- Tub & Shower combination
- Light grey subway tile in shower
- New Carrara Marble stone countertops (2018)
- New Carrara Marble hexagon tile floors (2018)
- New paint (2018)
- Restoration Hardware plumbing fixtures (2018)
- Large vanity with double sinks, storage and vanity area
- Large framed mirror
- Two decorative light fixtures
- Recessed can lighting
- Built in storage cabinets

UTILITY ROOM

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



RACHEL CONKLING
713.894.9070
RACHEL.CONKLING@COMPASS.COM