

1524 TULANE, HOUSTON, TX 77008



**GORGEOUSLY RENOVATED, HEIGHTS CLASSIC
COMPLETE WITH A POOL AND GARAGE APARTMENT**



CALL [VINCENT BIONDILLO](tel:713-449-2416) TODAY FOR MORE INFORMATION AT 713-449-2416
OR EMAIL HIM AT VINCENT@NORHILLREALTY.COM

You want it, you got it in this gorgeously renovated classic Heights home. Located blocks away from the 19th street shopping district on an oversized lot, this spacious 4 bedroom home has a pool, garage apartment, gated access, & a wraparound front porch. Once inside, you will immediately be taken by the elegant renovation & the beautiful sightlines to the 15 ft La Cantina accordion doors & the hotel-worthy pool area. You are going to love the gorgeous inlaid wood floors, custom millwork, & LED lighting. The chef in your family will enjoy the exquisite kitchen with Cambrian Quartz Countertops, Wolf double oven & gas range, Sub Zero fridge, & Warming Drawer. Upstairs, you will find a great sitting area with built-in TV, a master bath with timeless marble tile, a steam shower, jetted tub, & a rainfall showerhead. Outside, get ready to relax on your large back porch overlooking the pool. The garage apartment includes a kitchen & a full bath. Per the Seller, much of the home was painted in 2021. AC/Heat, Roof, and Water heater replaced in 2017.

BEDROOMS: 4 - BATH(S): 4.5 - BUILDING SIZE: 3425 SF - LOT SIZE: 8859 SF - GARAGE APARTMENT: 516 SF

LIVING AREAS

- CUSTOM BUILT-INS LOCATED IN LIVING ROOM, PLAY/GAMEROOM, AND UPSTAIRS SITTING AREA/TV ROOM
- INLAID HARDWOOD FLOORS
- FIREPLACE IN LIVING ROOM
- 15 FOOT LA CANTINA ACCORDIAN DOOR THAT OPEN TO LARGE PATIO
- BUILT-IN SONOS SPEAKER SYSTEM BOTH INSIDE AND OUTSIDE
- CUSTOM WOOD TRIMMED CEILING

KITCHEN

- CAMBRIA QUARTZ COUNTERTOP AND BACKSLASH
- 48-INCH WOLF DOUBLE OVEN GAS RANGE
- 42-INCH SUB-ZERO REFRIGERATOR/ FREEZER
- WARMING DRAWER
- CENTER ISLAND WITH IN-ISLAND SINK
- BREAKFAST BAR
- BUTLER'S PANTRY

PRIMARY SUITE

- RAISED CEILING IN MASTER BEDROOM
- BUILT-IN SONOS SPEAKERS IN BEDROOM AND BATHROOM
- STEAM SHOWER
- RAINFALL
- MARBLE PENNY TILE IN PRIMARY BATH
- MARBLE COUNTERTOPS AND SHOWER SURROUND

GARAGE APARTMENT

- STUDIO GARAGE APARTMENT
- KITCHEN
- FULL BATHROOM
- MINI-SPLIT AC/HEAT CLIMATE SYSTEM

LAUNDRY ROOM

- EQUIPPED WITH DOUBLE STACKABLE WASHER & DRYER COMBO
- SINK
- CUSTOM BUILT IN WITH A DRAW FOR CLOTHES FOR EACH BEDROOM, HANGING ROD, QUARTZ COUNTER, AND WHITE CERAMIC BACKSPLASH

OUTSIDE

- GAS HEATED, SALTWATER POOL AND HOT TUB
- WATERFALL FEATURE
- LED POOL LIGHTS WITH COLOR CHANGE OPTION
- iAQUALINK CONTROL PANEL OPERATED BY PHONE APP FOR LIGHTS AND WATER FEATURE
- CUSTOM SLATE POOL DECK
- OUTDOOR ½ BATHROOM WITH CERAMIC TILE FLOOR, WALL SPLASH, AND TOWEL STORAGE
- OUTDOOR SHOWER AND SINK
- LED LANDSCAPE LIGHTING AND TIMER (FRONT AND BACK)
- GAS FIRE PIT
- BOSE YARD SPEAKERS (SONOS)
- PATIO INCLUDES TV HOOK UP, SPEAKERS (SONOS)
- SPRINKLER SYSTEM
- MOSQUITO SYSTEM WITH REMOTE CONTROL
- LARGE WRAPAROUND PORCH ON FRONT AND SOUTH SIDE OF HOUSE WITH SPEAKERS (SONOS)
- PRIVATE GATE WITH SIDEWALK AND DRIVEWAY ELECTRIC ACCESS GATES
- WASHER AND DRYER HOOK UPS IN GARAGE
- PORTABLE AC HOOK UP FOR CLIMATE CONTROL IN GARAGE

***Please independently verify measurements and other listing information contained within this flyer.*



INTERESTED IN A SHOWING?
CONTACT VINCENT TODAY
FOR MORE INFORMATION.

VINCENT BIONDILLO
713-449-2416 (m)





Per the seller, the home was renovated in 2017-2018. This elegant property has a beautiful wraparound porch with white picket railing, shutters, and classic light fixtures.



Located downstairs off the main entry, you will find this large study with custom built-in cabinetry, wainscoting, and Sonos enabled built-in speakers.



Thanks to the 15-foot accordion door, the main living space provides tons of natural light and a gorgeous view of the pool. Making this a wonderful space for entertaining and relaxing.



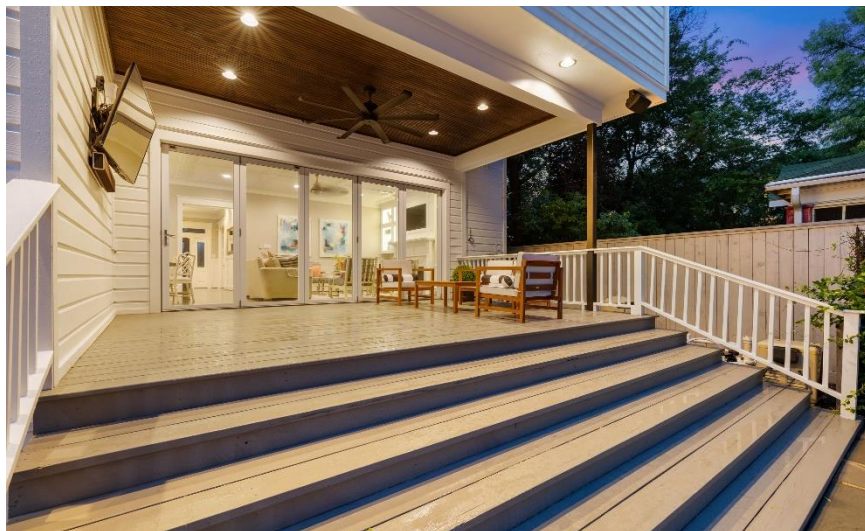
In the kitchen, you'll find floor to ceiling custom cabinetry, Cambrian Quartz Countertops and backsplash, Wolf and Sub-Zero brand appliances, and a large island with in island sink.



Welcome to your bedroom retreat. This large primary bedroom includes inlaid hardwood floors, a raised ceiling, and Sonos enabled built-in speakers.



Take a little time for yourself in this timeless primary bath. You'll be able to relax in your jetted tub, take a steam in your steam shower, or reinvigorate with your rainfall shower head.



Located just off the living room, the large back porch includes wood stained beadboard ceiling, Sonos enabled built-in speakers, and mounted TV.



The backyard is a hotel-worthy oasis. The heated pool includes a waterfall feature and hot tub. Backyard also includes outdoor shower, half bath, firepit, and the garage apartment.