

2717 Morrison Street

FEATURES & AMENITIES

OVERALL

- Located in desirable Woodland Heights
- NEVER FLOODED
- Nest Thermostat
- Ring security doorbell (included)
- Second floor living
- Quiet and private location
- Tons of natural light
- All bedrooms have en-suite bathrooms
- All new u/v protection windows on south side of house with new custom roller shades
- 2 car attached garage with new epoxy flooring, new garage door and gladiator hooks
- Fully repainted exterior, 2018
- Rooftop terrace located on the 4th floor with incredible views of downtown
- New tankless water heater, 2021
- Added hardwood floors throughout entire 3rd floor
- Zoned to exemplary Travis Elementary
- Close proximity to popular dining, shopping and nightlife along White Oak Blvd., Studewood Street, Heights Blvd. and Yale. Walkable to White Oak hike and bike trails
- Easy access to major freeways 610, I-10, 290, and 45, Downtown, the Galleria, Energy Corridor and Medical Center
- Close to 610 N & Hardy Toll Road for quick access to Intercontinental Airport

EXTERIOR

- The home is located at the end of the driveway which is only for two homes. Two extra parking spots in front of the fence and garage for your guests
- The piece de resistance of this home is the sparkling private heated saltwater pool with waterfall feature, stone wall and fire pit feature
- The deck around the pool has room for additional furniture and grill
- Great wall to project movies onto

- Fully fenced with separate entrance from driveway to backyard
- New landscaping, 2021
- Recently repainted fence, 2021

ENTRYWAY

- Impressive entry with modern staircase
- Travertine floors
- High ceiling
- Baseboards
- Recessed LED can lighting
- Garage access

KITCHEN

- Light and bright modern kitchen
- Open floor plan with dining area
- Large island with breakfast seating
- Granite countertops (recently refinished 2021)
- Jenn-Air Stainless steel refrigerator (included)
- Thermador professional 6 burner gas range
- Thermador professional convection oven
- Modern steel vent hood
- Large stainless steel basin sink
- Two newly installed modern pendant lights
- Bosch stainless steel built-in microwave
- Thermador stainless steel dishwasher
- Hardwood flooring
- Recessed LED can lighting
- Ebony wood cabinets

DINING AREA

- Large new windows with new custom window roller shades
- Modern decorative light fixture
- Hardwood flooring
- Baseboards
- Recessed LED can lighting

LIVING ROOM

- From the dining room and kitchen, walk into the fabulous living room, perfect for entertaining!
- The transition features ebony wood beams and a decorative glass panel wall

COMPASS

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LIVING ROOM (continued)

- French doors open to balcony with new flooring added and room for two chairs
- New windows with new custom window roller shades
- Baseboards
- Hardwood floors
- Floor outlets
- Gas log fireplace with stacked wood surrounding detail
- Built-in media cabinet
- Built-in ceiling speakers
- Modern ceiling fan
- Recessed LED can lighting
- Built in wet bar: GE mini wine fridge, bar sink, under cabinet lighting, and plenty of cabinet storage

POWDER ROOM

- Located on the second floor
- Easily accessible from the living room
- Hardwood flooring
- Floating vanity with storage
- Granite countertop
- Decorative mirror
- Vessel sink
- Decorative light fixture
- Window with custom roller window shade

PRIMARY SUITE

- Large room
- Located on the third floor
- Modern ceiling fan/light fixture
- Built-in tv cabinet (included)
- New hardwood flooring
- Baseboards
- New windows with new black out custom roller shades
- Massive walk-in closet with built-in dressers and shelves
- Ensuite bathroom

PRIMARY BATH

- Dual vessel sinks with cabinets below

- Dark marble countertops
- Two decorative mirrors
- Separate small makeup mirror
- Two decorative vanity light fixtures
- Oversized jetted tub with lights
- Large open shower with rainfall shower and separate shower head with built-in soap/shampoo/conditioner dispensers
- Slate floors
- Opaque window
- Medicine cabinet
- Separate water closet

STUDY/SECONDARY BEDROOM #1

- Located on the 1st floor
- Double French doors that are wood framed opaque glass doors open to this large study
- Flexible space that could function as a playroom, gameroom gym, home office or additional guest suite
- Built-in queen size murphy bed (included)
- Built-in wood shelves and cabinet storage that frame a large window with a custom roller shade
- New modern ceiling fan/light fixture
- Recessed LED can lighting
- Travertine floors
- Baseboards
- Walk-in closet
- New oversized glass sliding doors (2021) open to your backyard oasis with a private pool
- En-suite full bathroom: Floating vanity with travertine countertops, plenty of storage, custom roller window shades, decorative light fixture, large shower with travertine tile. Perfect for a pool bath as well.

SECONDARY BEDROOM #2

- Located on the third floor
- Black and white obscured glass door on a track system
- Modern ceiling fan/light fixture
- Recessed LED can lighting
- New hardwood flooring
- Large window with custom roller shade

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SECONDARY BEDROOM #2 (continued)

- Baseboards
- Large walk-in closet
- En-suite full bathroom: Floating vanity with plenty of storage, window with custom roller window shades, decorative light fixture, large walk in shower with bench

- Unparalleled views of the Downtown skyline. Imagine watching the 4th of July fireworks from here!

EXTRA ROOM/SECONDARY BEDROOM #3

- Flexible room on the 4th floor; could function as a media room, office, extra guest room, or playroom.
- Two skylights with automatic blackout shades and can open to let in fresh air
- Hardwood flooring
- Baseboards
- Recessed LED can lighting
- accessible attic space
- En-suite full bathroom: Easily accessible from rooftop deck. Floating vanity with plenty of storage, decorative light fixture, large shower.

UTILITY ROOM

- Located on the third floor
- Conveniently situated between the primary suite and secondary bedroom #2
- New washer/dryer, 2020 (included)
- Dry bar
- Shelving

ROOFTOP DECK

- Just before you go outside, there is a landing space on the 4th floor which could be a great reading nook, small office, or art space to enjoy views of Downtown from the picture window
- New door leading to outside
- New decking installed- durable composite plastic
- Outdoor lights and outlets
- Gas line for a grill
- Space for outdoor furniture for a dining/sitting area
- Great wall to project movies/games on

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