

419 E 25TH ST, HOUSTON, TX 77008

COMBINED SQUARE FOOTAGE: 3488 SF - Main House 2956 SF (HCAD) 532 SF (Seller)

LOT SPECIFICATIONS: 6360 SF – Oversized Corner Lot with Alley Access

RECOGNITIONS: Home Featured in Houston Chronicle (April 2014)

EXTERIOR/CONSTRUCTION

- All Steel Framing (No Wood)
- Galvanized Sheet Metal Siding (Through Thickness – Not Just Coated)
- Batt Insulation: 10" walls and 12" ceiling – Can not hear rain except through a couple of wall vents
- Insulated water lines in wall insulation (No freeze issues during 2021 freeze)
- 3 Zone HVAC System (Upstairs, Downstairs, and Primary Bedroom)
- Double Paned Windows
- Separate Split A/C unit for Garage Apartment
- Two Tankless Demand Supply Water Heaters
- Generac Generator that provides power to part of the house during power outages
- Entire home water filtration system
- Structure is grounded for Lightening Protection
- Common Exchanger for Bathroom Vents (Returns 80% of the inside air temperature before discharging air to outside)
- Sprinkler System for Front and Backyard
- Newly Installed Exterior fence
- 3 Custom Exterior Sculptures by noteworthy Artist (Nic Noblique) valued at approximately \$45,000.
www.nobliquestudios.com

INTERIOR

- Open Concept Floorplan including 2/3 bedrooms, 2 Full, 2 Half Baths
- Huge additional Secondary Living space that could be converted into a garage apartment or private guest suite
- 2.5 Car Garage including work area, sink, half bath, added storage
- 20 ft ceilings in Main Living area
- Scored and acid-stained floors on both levels
- Upgraded Bamboo flooring on Stairs and Garage Apartment
- Imported Primary Bedroom Door (Originally a Garden Gate from Indonesia)
- Imported Primary Bedroom Closet Door (Originally from Thailand)
- Imported Library Room Door (Originally from China)
- Custom Repurposed Vanities in Bathrooms
- Kitchen Island with alternating lighting
- Kitchen wall cutouts with alternating lighting
- Brand new wine refrigerator in kitchen

Inclusions: All Mounted TVs, Storage Sheds Behind the Garage, Refrigerator, Washer, Dryer, Wine Refrigerator in Kitchen, Bedroom Closet Safe, Outdoor Grill, Outdoor Fountain, 3 Outdoor Sculptures

Exclusions: All Garden Statues and Potted Plants, Mirror on exterior wall of covered patio, All Artwork on Walls

*Piano Available for purchase with sale

** ALL INFORMATION PER SELLER **



Amanda Ruchti | 832.524.7637

Aaron Ruchti | 281.380.0291