



## VINTAGE SPLENDOR JOINS MODERN FUNCTIONALITY IN HEIGHTS BUNGALOW

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*Just  
Listed*

Craftsman-style design touches, on-trend finishes, and a sizable kitchen and baths impart a historic look with high-function and convenience in Brooke Smith area home. An ideal locale near cool shops and hot dining, this three-bedroom/two-bath bungalow delivers an artful, in-town lifestyle.

**1223 POSEY ST | HOUSTON, TX 77009**

**\$535,000**



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## VIBRANCY OF INNER CITY AWAITS IN ECLECTIC COMMUNITY, IDEAL PROPERTY

Revel in the best of the past and the present in this recently constructed bungalow. Craftsman-look features—iconic six-lite wood front door, light fixtures, deep hued hardwoods, cabinetry hardware, wall mirror, moldings—meld with black leathered granite counters and stylishly collaborating ceramic tiles. Kitchen wows: stainless steel appliances with five-burner gas range, colossal walk-in pantry, two-bin waste pullout, under-cabinet lights. Main bath: expansive glass

enclosure for freestanding soaking tub/shower combo with hexagonal floor, walk-in closet with built ins. Both baths boast extra-long vanities with dual rectangular sinks, extra storage. Office/play nook, large laundry room. Wired for sound: living area, primary bedroom. Inviting front, back porches. Covered passage links one-car garage, carport. Fully fenced, landscaped, with front parking pad.

# FEATURES AND UPGRADES

## SIGNATURE FEATURES

Open Floor Plan With Flowing Living, Dining, and Kitchen

Large Covered Front Porch With Swing

Large Covered Back Porch With Ceiling Fan and Television

Solid Wood Six-Lite Craftsmen-Style Front Door

Solid Oak Harwood Floors With Dark Finish Throughout

Recessed Lighting in Living, Kitchen, and Owner's Suite

Six Panel Doors With Lever Handles

Spacious Laundry Room With Upper Cabinets

Prewired for Surround Sound in Living Room and Primary Bedroom

## KITCHEN & DINING

White Shaker Front Cabinets With Soft-Close Drawers, Adjustable Shelves, Waste Bin Pull-Out, and Brushed Nickel Hardware Topped With Black Leather-Finish Granite Countertops and White Subway Tile Backsplash Highlighted by Under-Cabinet Lighting

60/40 Split Dual Bay Stainless Steel Undermount Sink With Gooseneck Faucet With Pull-Down Sprayer and Garbage Disposer

Oversized Walk-in Pantry

Stainless Steel Appliance Suite Including Five-Burner Gas Range, Microwave, and Side-by-Side Refrigerator With in-Door Dispenser

## OWNERS' SUITE

Generously Sized Primary Bedroom Wired for Surround Sound With Ample Space for King-Sized Bed and Seating Area

Large Soaking Tub and Expansive Frameless Glass Shower Enclosure With Decorative Tile, Handheld Sprayer, and Shampoo Nooks

Leather-Finish Black Granite Countertops With Dual Undermount Rectangular Sinks and Brushed Nickel Fixtures Topping Abundant Shaker Style White Cabinetry

Separate Water Closet

Large Walk in Closet With Built-in Shelving

## PRIVATE SPACES

Ceiling Fans in all Bedrooms

Hall Bathroom With Dual Undermount Rectangular Sinks, Leather-Finish Granite Countertop, Tub/Shower Combination, and Over-Commode Cabinet

Office/Playroom Nook

## FOUNDATION, MECHANICAL SYSTEMS, AND GENERAL

Fully Fenced Property With Pedestrian and Driveway Gates

Detached Single Vehicle Garage and Connected Carport With Covered Passage to Residence

Extra Off-Street Parking Pad

Block and Beam Foundation

Exterior Clad With Cement Board Lap Siding, Soffits, and Trim

Fully Guttered

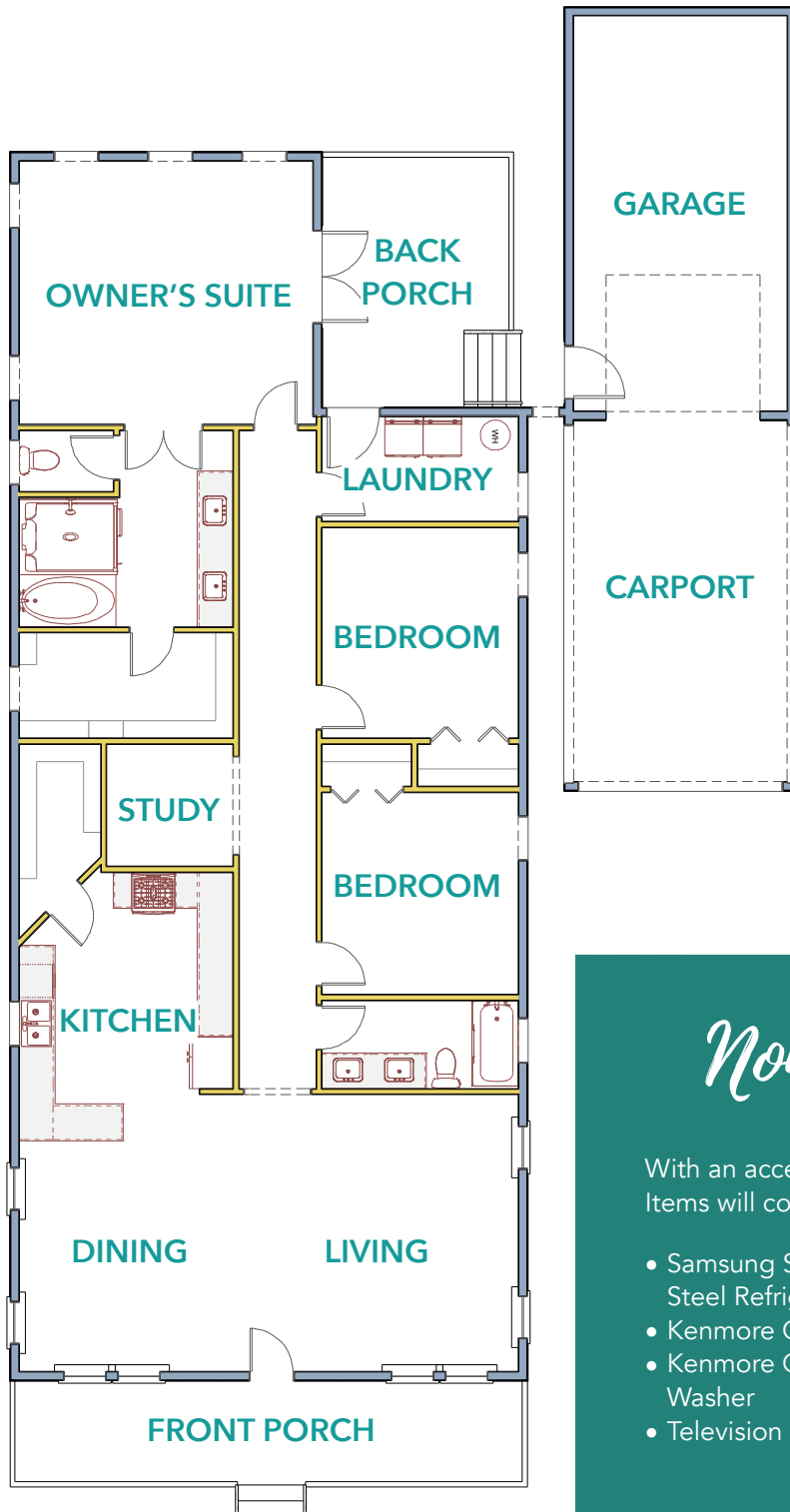
Low-E Double Pane Insulated Vinyl Framed Windows

Freshly Landscaped Front and Back Yards

Security System

# FLOOR PLAN

The THOUGHTFULLY DESIGNED residence at 1223 POSEY STREET boasts a floor plan BUILT FOR COMMUNAL GATHERINGS that also has plenty of quiet places to TUCK AWAY FOR PRIVATE TIME.



## Key Dimensions

Living	16 x 11
Dining	16 x 12
Kitchen	16 x 12
Study/Playroom	7 x 11
Primary Bedroom	15 x 15
Primary Bathroom	11 x 12
Bedroom	11 x 13
Bedroom	11 x 12
Bathroom	11 x 5
Laundry	11 x 7
Front Porch	28 x 6
Back Porch	13 x 11

## Non-Realty Items

With an accepted offer, the following Non-Realty Items will convey:

- Samsung Stainless Steel Refrigerator
- Kenmore Clothes Dryer
- Kenmore Clothes Washer
- Television and Cover
- Propane Grill and Cover
- Freestanding Fire Pit
- Framed Mirror



# Features

3  2  1,804 SF 

Lot Size 4,800 SF

Subdivision Lizzieton Terrace

Property Type Single Family

Stories 1

Year Built 2016

Style Craftsman

Porches Covered: Front & Back

Parking 1 Car Garage, Carport, Off-Street Parking, Driveway Gate

Construction Cement Board

Heating Central Gas

Cooling Central Electric

Foundation Block & Beam

Nearby Parks Montie Beach

Walk Score Somewhat Walkable

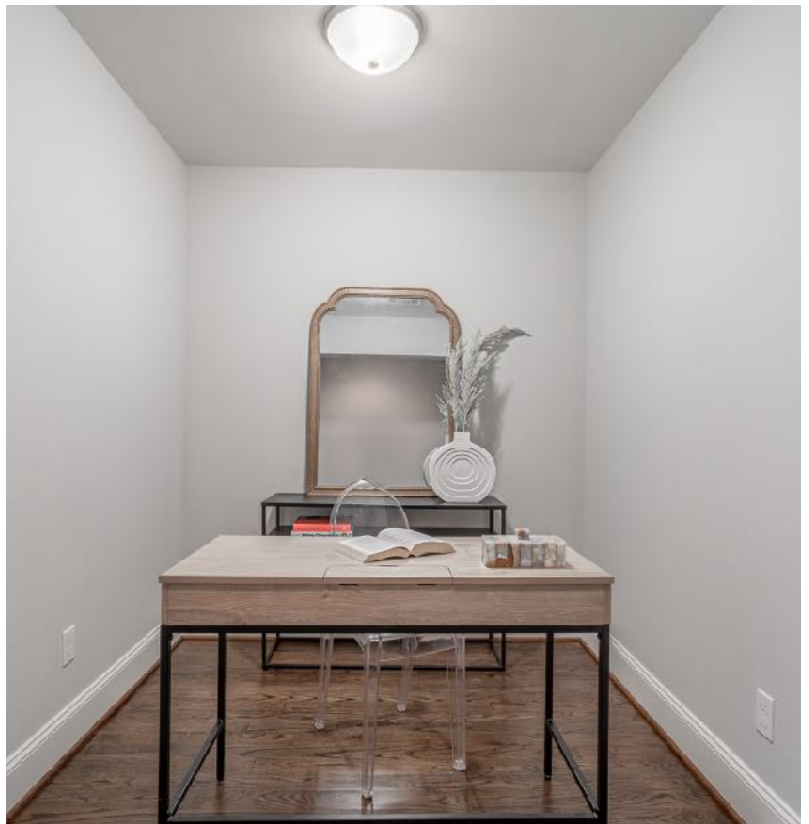
School District Houston ISD

Elementary Browning

Middle Hogg

High Heights

MLS Number 14418367



Jennifer Vickers is an award-winning Realtor® specializing in inner loop residential properties. Recipient of the HAR "20 Under 40 Rising Stars in Real Estate" and 2019-2021 Texas Monthly Five Star Real Estate Awards, her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014. Contact Vickers Properties Group to assist with buying a home, selling or leasing a property, or marketing your next development.

Certifications:

- Master Certified Negotiation Expert
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