



*For
Sale*

**ARCHITECTURAL ADORNMENTS, NIFTY BUILT
INS ELEVATE MUSEUM DISTRICT TOWNHOME**

Plantation shutter-clad windows with fan light transoms, elegantly deep crown molding and extensive custom millwork elevate this Museum District townhome. Adorned in architectural details, this three-bed/three-and-a-half bath nods to neighboring art and cultural centers, a short stroll away.

1438 WICHITA STREET | HOUSTON, TX 77004

\$450,000



FINELY DETAILED OPEN-PLAN GEM ACHIEVES IMPECCABLE FIT IN CULTURAL HUB

An open floor plan of shared spaces endears with its subtle high-arched room dividers and step-down passage from the kitchen/dining level to the living area, which enjoys a wall of built-in cabinetry and French-door access to Juliet balconies. Cook's kitchen features curved granite breakfast-bar island; stainless steel appliances; 70/30 dual bay, stainless sink; reach-in pantry, pot/pan and waste bin soft-close drawers; above-cabinet transoms for sunlight entry.

Main suite's wall trio of shaped windows impresses; bath enjoys two granite vanities; elongated, jetted tub; separate glass shower; mega storage. Nifty custom millwork offers versatility, beveled nook for workstation or queen bed with pull-out nightstand shelves in entry-level bedroom. Hardwoods, natural stone. Oil-rubbed bronze hardware. Welcoming foyer. Petite back garden with pavers. Gated community.





FEATURES AND UPGRADES

SIGNATURE FEATURES

Foyer Entry With Built-in Credenza

Open Floor Plan With Flowing Living, Dining, and Kitchen

Solid Oak Hardwood Floors Throughout Second Story Public Spaces and Third Story Bedrooms

Elegant Crown Molding on all Levels With Extensive Custom Built-in Bookshelves/ Media Storage in Living Room

Recessed Lighting in Public Spaces and Owner's Suite

Ground Level Bedroom Features Smartly Designed Custom Millwork With Versatile Design That Can Incorporate a Future Murphy Bed or Workstation/Desk

Secondary Bedrooms With Ensuite Baths

Two Inch Plantation Shutters Throughout

Second Level Step Out Balcony

Ceiling Fans in Living Room and all Bedrooms

Discretely Located Half Bathroom With Handsome Vanity Cabinet

Freshly Painted Neutral Interior

KITCHEN & DINING

Dark Finish Traditional Raised Center Panel Cabinets With Oil-Rubbed Bronze Hardware, Adjustable Shelving, Select Glass Display Inserts, Soft-Close Drawers, Waste Bin Pull-Out, Pot/Pan Drawers, Innovative Lazy Susan, and Under Cabinet Lighting Topped With Granite Countertops and Ceramic Tile Backsplash

Freestanding Island With Curved Breakfast Bar, Undermount 70/30 Dual Bay, Extra-Deep Stainless Steel Sink, Gooseneck Faucet With Pull-Out Sprayer, on-Tap Water Filtration System, Bosch Dishwasher, and Garbage Disposer

Stainless Steel Appliance Suite Including Natural Gas Range, Microwave, and Refrigerator

Reach-in Pantry

OWNERS' SUITE

Generously Sized Primary Bedroom With Ample Space for King-Sized Bed, Dressers, and Seating Area Set Under a Soaring Ceiling With Decorative Art Ledge

Dual Walk In Closets Including One With Built in Wardrobe and Shelving

Granite Countertops With Dual Undermount Oval Sinks and Oil-Rubbed Bronze Fixtures Topping White Shaker Style Cabinetry

Framed Mirrors and Built-in Medicine Cabinet

Separate Water Closet

Large Jetted Tub and Separate Shower With Frameless Glass Enclosure

Elegant Stone Floors and Tile

FOUNDATION, MECHANICAL SYSTEMS, AND GENERAL

Fully Guttered With Integrated Drainage

Low-E Double Pane Insulated Wood Frame Windows

Recently Replaced Evaporator Coil With 10-Year Warranty (2020)

Full Exterior Paint (2018)

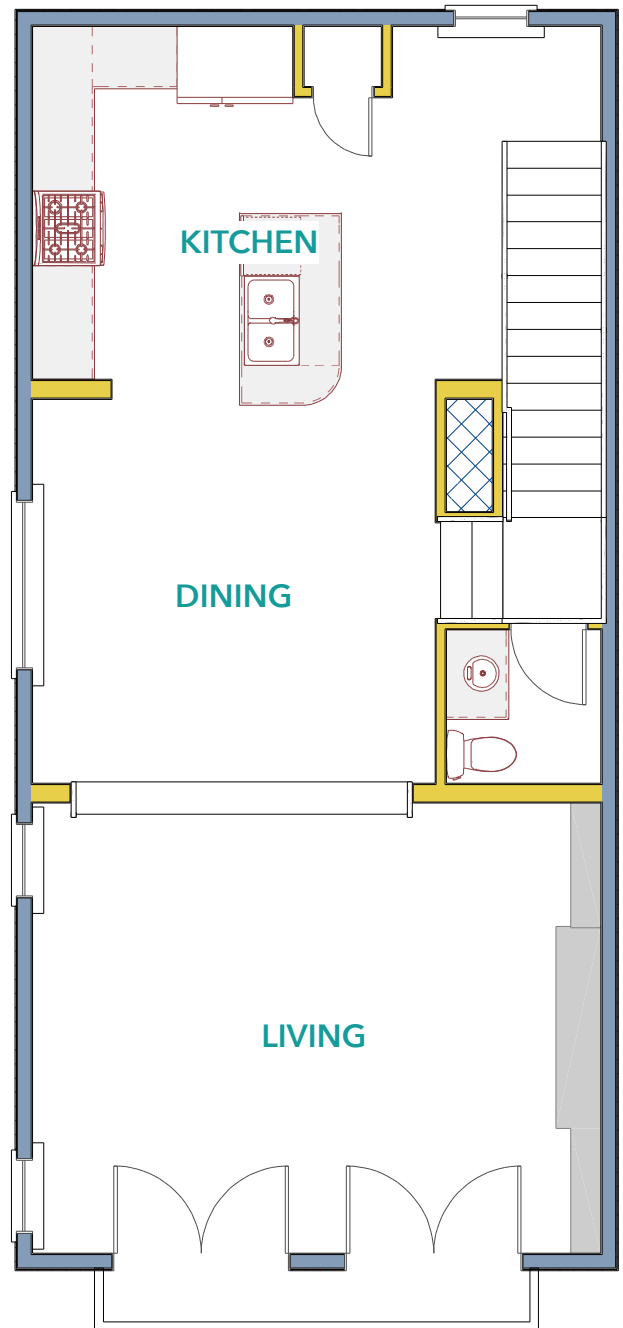
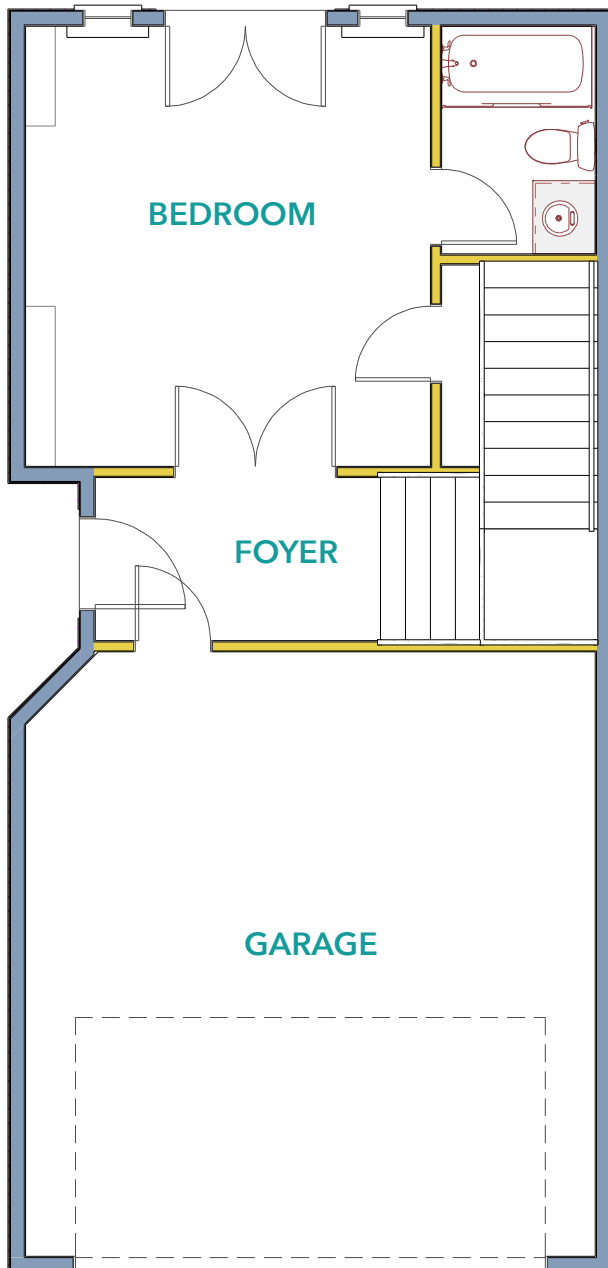
Gated Community

Private Back Patio Accessible Front Ground Level Bedroom or Gate to Side Entry

Irrigation System

FLOOR PLAN

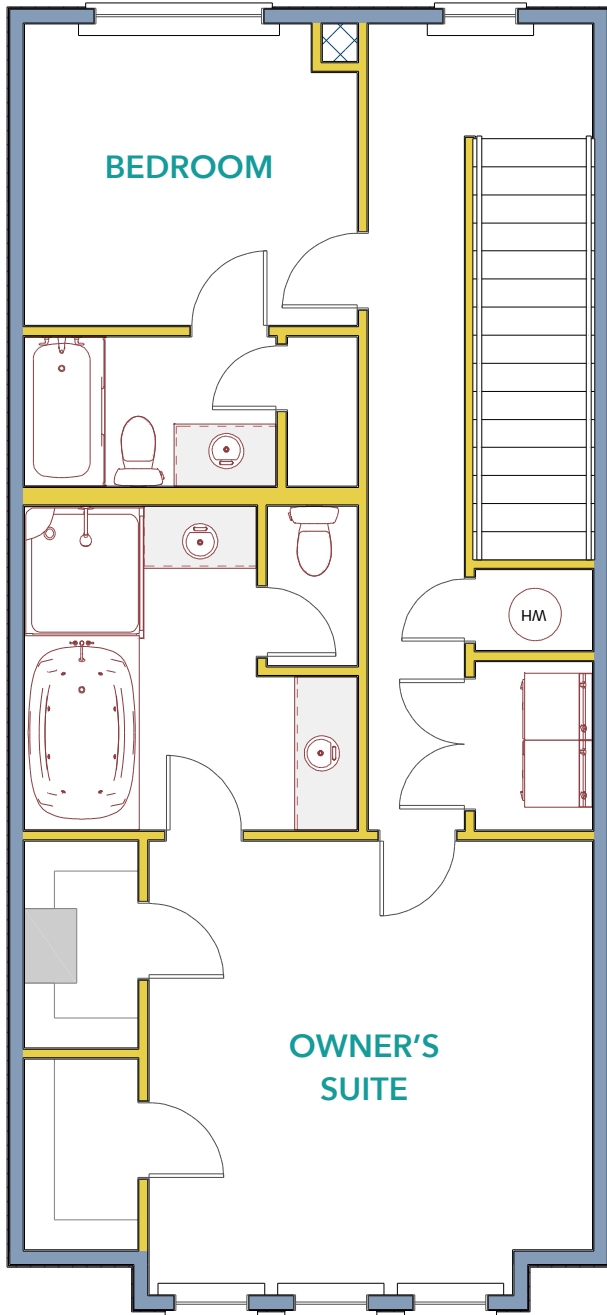
The thoughtfully designed residence at 1438 Wichita Street boasts a FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of places to tuck away for private time to work, rest, or play!



FIRST FLOOR

SECOND FLOOR

Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.



THIRD FLOOR

Key Measurements



Living	20 x 16
Dining	13 x 13
Kitchen	15 x 13
Primary Bedroom	16 x 15
Primary Bathroom	11 x 11
First Floor Bedroom	14 x 14
First Floor Bathroom	7 x 5
Third Floor Bedroom	12 x 10
Third Floor Bathroom	6 x 5



Features

3  3.5  2,165 SF 

Lot Size	1,436 SF
Area	Museum District
Property Type	Single Family
Stories	3
Year Built	2006
HOA	\$2,325/YR
HOA Includes	Gate, Drive, Front Landscape
Construction	Masonry Stucco, Cement Board
Style	Traditional
Garage	2 Car Attached
Heating	Central Gas
Cooling	Central Electric
Foundation	Slab
Nearby Parks	Hermann
Walk Score	79 — Very Walkable
School District	Houston ISD
Elementary	MacGregor
Middle	Cullen
High	Lamar
MLS Number	11639100



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
- Graduate, Real Estate Institute



Jennifer Vickers

REALTOR®
TREC LIC # 637294

CELL: 713-240-9671
JENNIFER@VICKERSPROPERTIES.COM
WWW.VICKERSPROPERTIES.COM



711 W 17TH STREET | HOUSTON, TX 77008



This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.