



*Just
Listed*

HEART OF HEIGHTS HIKE, BIKE TRAIL ADJOINS JUBILANT TOWNHOME PROPERTY

Hikers, bikers unite! Snap up this joyful townhome in an acclaimed recreational epicenter: Nicholson Street, on the Heights Hike & Bike Trail. With vibrant curb appeal, this three bedroom/two-and-a-half bath sports a cleverly apportioned floor plan and design elements over a split two-story plan.

2311 NICHOLSON STREET | HOUSTON, TX 77008

\$475,000



MULTI-LEVEL FLOOR PLAN FEATURES LUMINOUS LOFT, NIFTY TRAIL OVERLOOKS

Up the porch steps and through the sunflower-hued, two-lite door awaits an expansive living space, punctuated by a granite wet bar with under-shelf wine glass storage, gas log fireplace, and deep bay window view of the hike and bike trail. Merging into the kitchen, the spaces are set apart by a prominent arch framing the wide, granite breakfast bar. Kitchen highlights: abundant cabinetry with glass uppers, stainless steel appliances, sprawling counters with extra

peninsula. Illuminated by sky-high windows in vaulted ceiling, loft overlooks secondary bedrooms, hall bath. Enormous main bedroom: deep bay window and private balcony look out over trail; walk-in closet. Hardwoods in shared spaces; top-down, bottom-up cellular shades in loft, living area, secondary bedrooms; crown/base molding, integrated surround sound, two-car garage. Quick jaunt, of course, to noted boutiques, bars, bites.

FEATURES AND UPGRADES

SIGNATURE FEATURES

Open Floor Plan With Flowing Living, Dining, and Kitchen

Premier Location Fronting Heights Hike and Bike Trail

Top Floor Loft Space Makes the Perfect Office or Play Space

Solid Oak Hardwood Floors Throughout Living and Dining Rooms

Wet Bar With Granite Counter, Undermount Sink, and Wine Glass Storage

Gas Log Fireplace With Wood Mantle and Ceramic Tile Surround

Crown and Base Molding

Top-Down-Bottom-Up Cellular Shades in Living Room, Loft, and Secondary Bedrooms

Recessed Lighting

Integrated Surround Sound

Ceiling Fans in all Bedrooms

EXTERIOR

End Unit With Fully Fenced Front Yard Anchored by Mature Ornamental Pear Tree

Welcoming Covered Front Porch

Attached Two-Car Garage With Built-in Shelving and Gated Shared Drive/Alley Access

KITCHEN & DINING

White Shaker Front Cabinets With Brushed Nickel Hardware and Select Glass Front Uppers Topped With Black Granite Countertops and Ceramic Tile Backsplash

Expansive Breakfast Bar Overlooking Dining/Living and Secondary Kitchen Peninsula Island

Split Dual Bay Stainless Steel Undermount Sink With Hand Sprayer and Garbage Disposer

Stainless Steel Appliances Suite Including Gas Range and Oven

Wine Fridge Location & Bottle Storage

OWNERS' SUITE

Expansive Primary Bedroom With Private Balcony Overlooking Hike and Bike Trail

Walk in Closet With Built-in Storage and Millwork

Primary Bathroom With Open Shower Enclosure With Dual Shower Heads

Private Water Closet With Cabinet for Paper Storage

Dual Vanity Sinks and Dressing Area

Chrome Fixtures and Recessed Lighting

FOUNDATION, MECHANICAL SYSTEMS, AND GENERAL

Recent Roof Replacement (2017)

Pier and Beam Foundation

Recent Attic Insulation

Low-E Double Pane Insulated Vinyl Framed Windows

Security System

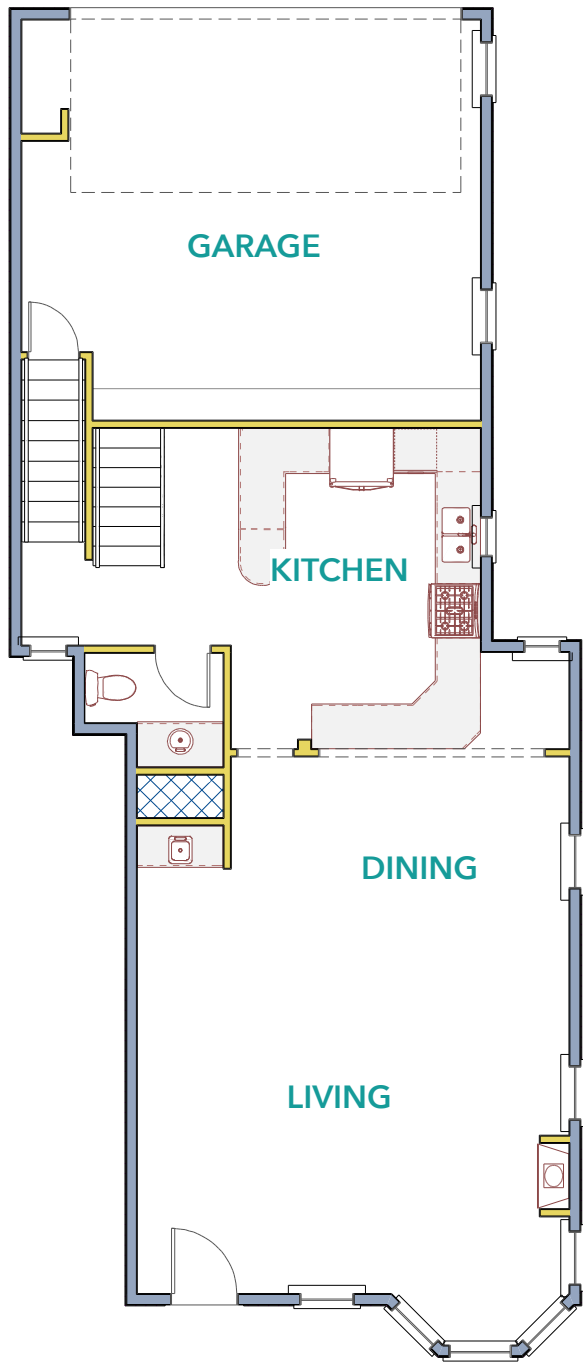
EXTERIOR

With an Accepted Offer, the Following Non-Realty Item Will Convey With the Sale of the Property:

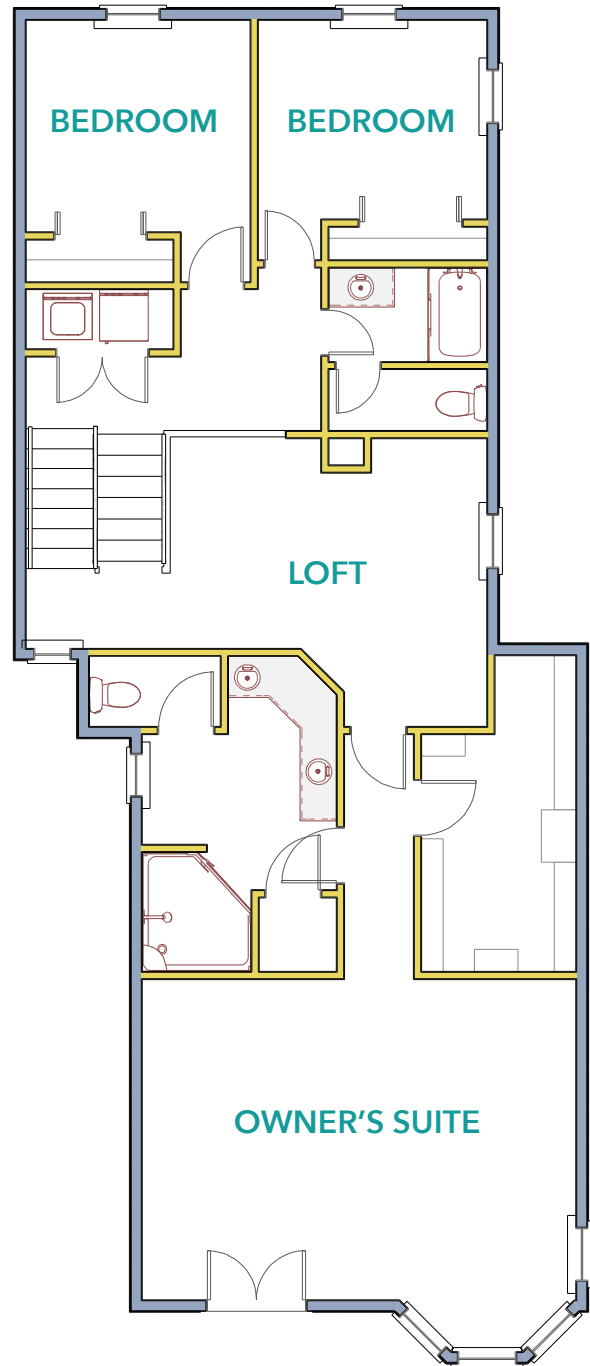
- Refrigerator
- Washer
- Dryer

FLOOR PLAN

The THOUGHTFULLY DESIGNED residence at 2311 NICHOLSON STREET boasts a floor plan BUILT FOR COMMUNAL GATHERINGS that also has plenty of quiet places to TUCK AWAY FOR PRIVATE TIME.



FIRST FLOOR



SECOND FLOOR











NEIGHBORHOOD GUIDE



10-15 MIN WALK

-  19TH STREET SHOPS & DINING
W 19th St - Yale to Shepherd
-  H-E-B
2300 N Shepherd Dr
-  HELMS ELEMENTARY SCHOOL
503 W 21st St
-  SUPERICA
1801 N Shepherd Dr
-  CVS PHARMACY
110 W 20th St
-  STARBUCKS
445 North Loop East




10 MIN RIDE

-  EQ HEIGHTS
1030 Heights Blvd
-  MILROY PARK
1205 Yale St
-  CALLE ONZE
222 W 11th St
-  BLUE LINE BIKE LABORATORY
1504 Yale St
-  WHOLE FOODS MARKET
101 North Loop West
-  ORANGE THEORY FITNESS
3004 Yale St



5 - 10 MIN DRIVE

-  HEIGHTS MERCANTILE
711 Yale St
-  WALMART
111 Yale St
-  KROGER
1035 N Shepherd Dr
-  TARGET
2580 Shearn St
-  MEMORIAL PARK
6501 Memorial Dr
-  DOWNTOWN HOUSTON

Features

3



2.5



2,534 SF



Lot Size 2,901 SF

Area Houston Heights

Property Type Fee Simple Townhome

Stories 2

Year Built 2000

Walk Score 71 — Very Walkable

Nearby Parks Wright-Bembery, Halbert

Fireplace Gas Log

Construction Cement Board/Wood

Style Traditional/Victorian-Inspired

Garage 2 Car Attached

Heating Central Gas

Cooling Central Electric

Foundation Pier & Beam

School District Houston ISD

Elementary Helms

Middle Hamilton

High Heights

HOA \$1000/YR

MLS Number 88086917



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



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