

1311 Arlington St

COMPASS

Houston Heights



House Overview

Bedrooms	3-5
Baths	2 Full + 1 Half
Square Feet	2,826 per HCAD
Lot Size	6,600 per HCAD
Year Built	1920 per HCAD
Garage	1-Car Detached
Carport	1-Car Attached
Price	\$799,000

House Updates per Seller

(All listed dates are approximate)

2021

- Replaced A/C plenum
- Replaced thermostat
- Installed garage door opener
- Paint touch-ups

2020

- Replaced A/C on 1st floor and outside compressor
- Installed insulation under house

2019

- Radiant barrier installed on 3rd floor
- Electric attic fan installed above 3rd floor a/c unit
- All duct work installed under the house for 1st floor A/C
- Installed fiber optics wiring for AT&T internet service
- Replaced exterior electric breaker panel/box

2018

- Roof installed on house and garage
- Stove, washer and dryer installed
- Hardwood floors refinished

- Pool resurfaced
- Updated light fixtures throughout
- Claw foot tub installed
- Faucets and hardware replaced (except for 2nd floor sink faucet)

2017

- Updated kitchen cabinets and tiling
- Installed kitchen island
- Updated 2nd floor bath with glass shower and new tile
- Replaced 1st floor and 2nd floor toilets
- Replaced carpet in primary bedroom and office
- Interior paint
- Exterior paint
- All gutters replaced
- Replaced A/C in the attic (for 2nd & 3rd floors) and outside compressor installed
- Updated 3rd floor bath with new tile and shower installed

2015/2016

- House leveled
- All windows replaced with custom Jeld-Wen double pane wood windows (except for the 4 front windows)
- Jeld-Wen double pane custom French door in living room installed