



429 W 26th Street Unit J

Highlights noted from Sellers to potential Buyers

- Great neighbors
- Most walkable neighborhood in Houston – steps away from grocery store, breweries, wineries, concerts, etc.
- Original owners and enjoyed benefit of constant upgrading and customizing home
- Engineered “outdoor social spaces” in the 50 feet of street frontage – side gate, side patio, front deck, and vertical gardens
- Nicholson Street Trail – 26th Street and Nicholson was where original “Heights” ended. The 1900s trolley for Downtown left from behind this home. Today, the Nicholson Trail will allow many fun trips throughout Houston’s bayou trail network.

Upgrades, updates, or features

- Never flooded, not in flood plain
- New 30-year roof 9/2021
- New AC 2018
- New water heater 2017
- Kitchen completely redone with Bridgewood solid wood semi-custom cabinets, high end level 5 exotic granite, Brizo smart touch faucet, Kitchen aide 3rd rack 45 decibel quiet dishwasher, (interior tracks and wheels replaced 2021), Kohler silent shield sound dampening stainless steel sink, InSinkErator Pro 3/4 HP garbage disposal, and under cabinet LED dimmable lights
- Upgraded cabinets in all bathrooms. Push button timer switches on exhaust fans all bathrooms.
- Washer, dryer, and refrigerator can stay
- AT&T fiber installed/ seller can take over
- Smart home through ATT&T Digital Life with 4 wired in security cameras, 3 smart thermostats, and numerous smart lights
- Numerous smart light bulbs throughout compatible with Amazon Alexa
- Separate Ring doorbell/ peephole camera
- Yale keyless touchscreen door locks

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- Extensive Elfa shelving/ storage in garage
- New carpet master bedroom and stairs
- Fence/ gates rebuilt in 2021 with 5-foot gate added in back for direct access to 2nd outdoor seating area, sidewalk, street, and easy trash bin take out
- Deck added for increased outdoor living 2019 at front entry
- Vertical herb garden near front deck stays
- Extensive wired in landscape lighting and floodlights for added security
- Most interior trim and doors freshly painted
- Exterior doors freshly painted
- 50 feet street frontage in the Heights backs up to “West 26th Street Greenspace” in the Heights (labeled by Apple Maps!)- owned by city with buried water well that cannot be built on.
- Outdoor seating area at end of Nicholson trail with Adirondack chairs, bench, small white table, and whiskey barrel planters stays—this is a neighborhood favorite seating area

What do you sellers love about community?

- Loved decorating for the holidays and sharing neighborhood kids delight!
- The vibe, convenience and walkability of being “ground zero” to Houston’s most “Austin-like” neighborhood.
- All the extras and investments: amazing kitchen, new sod and side yard with dedicated gate, tucked in front deck, vertical herb gardens, new roof, relatively new water heater, and AC, refinished bathrooms, fiber optic work-from-home ready, etc.