

1137 Allston Street

FEATURES & AMENITIES

OVERALL

- Incredible location in desirable Houston Heights
- 4,950 sq ft lot (per HCAD), with alley access for two car garage & sizable outdoor space
- Built by reputable Premier Victorian. Builder built this house for himself
- Antique fixtures throughout the home
- Antique style wide plank pine floors throughout
- Newer roof (2014)
- New HVAC (installed 2018)
- Newer hot water heater (approx 5 years old)
- Majority of the siding was replaced on exterior of the home and trim replaced (2016)
- Over half of the windows were replaced in 2016
- Freshly power washed exterior (2021)
- 10 foot ceilings on first floor
- Reinsulated underneath the home
- Walking distance (just a few blocks away!) from popular dining & shopping at the Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.), Eight Row Flint, Calle Onze, Better Luck Tomorrow, Revival Market, EQ Heights coffee shop, Onion Creek, Lola Diner and more!
- A couple blocks over from the new development M-K-T, a mixed use development that will have approx. 30+ retail & dining options (themkt.com)
- Milroy Park is just across the street and just a short walk to Donovan Park, Lawrence Park, Heights Blvd jogging trail, Hike & Bike Trails
- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria, Energy Corridor, & Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport

- Close proximity to Kroger, the recently built H-E-Bs on Shepherd and Washington, Whole Foods 365 on 610N, Whole Foods on Waugh, popular dining along Shephard, and Washington Corridor

FRONT EXTERIOR

- Picture perfect curb appeal
- Professionally landscaped front yard (October 2021)
- 3 large crepe myrtles that were recently pruned
- Custom wrought iron front fence
- Custom wood fence with stain glass detail
- Fully fenced-in front yard
- Brick path with bush hedging on either side of the path leads to the large front porch
- Large covered front porch with plenty of room for furniture
- Beadboard ceiling
- All new decking on stairs (2016)
- Porch swing (included)
- Ceiling fans
- Lanterns
- Decorative light fixture
- Sprinkler system
- Plenty of grass space for kids and dogs to play
- Stone path to side gate and backyard

BACK EXTERIOR

- Back porch with room for outdoor furniture & grill
- New decking (2016)
- Flagstone patio with brick border
- Pre-wired for speakers
- Grass area for kids and dogs to play
- French drains
- Natural gas line for future grill
- Detached two car garage with automatic garage door opener and alley access



WHITNEY CONKLING

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ENTRY

- Beautiful wood door with antique hardware, hand turn doorbell, dual side windows and treadwell above with address
- Antique light fixture
- Light and bright with tons of windows letting in natural light
- 10 foot ceiling height
- Room for entry furniture and wall space to showcase a piece of art
- Stairwell with three stained glass windows, antique light fixture, antique sconces

FORMAL LIVING ROOM

- Open floor plan with formal dining room, creating the perfect atmosphere for entertaining
- Just to the right of the formal entry
- Decorative antique light fixture
- Large windows let in natural light and overlook the front porch and manicured front lawn
- Plantation shutters and drapes
- Double crown molding
- Ceiling speakers

FORMAL DINING

- Open floor plan with living room
- Window with plantation shutters and drapes
- New decorative light fixture (the only non-antique light fixture in the home)
- Double crown molding
- Space for additional furniture such as a buffet and wall space to showcase a piece of art
- Huge walk-in storage closet with a second closet inside
- Swinging door leads to butler's pantry
- Hallway to family room and kitchen has powder room and additional coat closet

KITCHEN

- Updated kitchen (2018)
- Open floor plan with family room
- New backsplash
- New stainless steel double basin sink
- New sink plumbing fixture

- New garbage disposal
- New wood accent countertop/breakfast bar (2018)
- New stainless steel 5 burner gas cooktop with downdraft (2018)
- All new hardware (2018)
- Cabinets repainted (2018)
- Double stainless steel Jenn-Air ovens (upper convection, both self-cleaning)
- Stainless steel dishwasher
- Stainless steel microwave hidden in cabinet
- Lots of storage
- Separate large pantry
- Some upper cabinets have glass front displays
- Black granite countertops
- Decorative light fixture over island
- Recessed can lighting
- Under cabinet lighting
- Pull out trash can drawer
- Butler's Pantry
 - Stainless steel GE wine fridge
 - Pull-out liquor storage drawer
 - Glass front upper cabinets
 - Glass sliding lower cabinets to store and showcase breakable wine and cocktail glasses
 - Swinging door opens to dining room

BREAKFAST AREA

- Tons of windows overlooking the backyard
- Window blinds
- Storage closet
- Decorative light fixture
- Double crown molding
- Space if you wanted to open the room up or add a built-in desk

FAMILY ROOM

- Conveniently adjacent to the kitchen and breakfast room, creating a great open floor plan for entertaining
- Gas log fireplace
- Detailed millwork on mantle and tile surround the fireplace

COMPASS

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FAMILY ROOM (continued)

- Two doors conveniently open to the back porch, which makes it perfect for entertaining
- Lots of windows letting in natural light
- Window shades on french doors
- Window blinds and drapes
- Double crown molding
- Ceiling fan
- Ceiling speakers

POWDER ROOM

- Conveniently located between the family room & dining room
- Pedestal sink
- Gorgeous decorative Venetian mirror
- Antique decorative light fixture

PRIMARY BEDROOM

- Located on the second floor
- Large room with plenty of space for a sitting area/study nook
- Soaring vaulted ceiling
- Antique light fixture
- Large windows overlooking backyard and letting in lots of natural light
- Window blinds and drapes
- Double crown molding

PRIMARY BATHROOM

- Double doors open to this updated spa-like bathroom (2017)
- Large clawfoot soaking tub situated under a large leaded window
- Large walk-in shower (remodeled 2009 w/Walker Zanger tile)
- Double vanities with new white carrera marble countertops and plenty of storage underneath
- Two sconces flank each decorative mirror at the vanities
- Beadboard accent wainscotting
- Antique light fixture
- Two separate walk-in closets with built-in shelves & dresser. One closet has stained glass window detail

- Separate water closet

SECONDARY BEDROOM #1

- Located on the second floor overlooking the front yard
- Large room with space for additional furniture
- Double door closet
- Double crown moldings
- Window blinds and drapes
- Antique light fixture
- En suite Hollywood bathroom with it's own vanity area

SECONDARY BEDROOM #2

- Flexible space, could make an ideal study, game room/playroom or secondary bedroom
- Large double door closet
- Double crown molding
- Window shades and drapes
- Decorative fan/light fixture
- En-suite Hollywood bathroom with it's own vanity

EN SUITE BATH

(for Secondary Bedroom #1 & 2)

- Each bedroom has separate vanities with a linen cabinet, decorative mirror with sconces and plenty of storage under vanity
- One vanity area has a large window with blinds and drapes
- Tub & Shower combination is shared between the two bedrooms and has another linen cabinet
- Subway tile in tub/shower with upper window letting in natural light

UTILITY ROOM

- Conveniently located on the second floor with the bedrooms
- Washer/dryer connections
- Cabinet space



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