

# 1506 Rosedale Street

## FEATURES & AMENITIES

### OVERALL AMENITIES

- No HOA
- NEVER FLOODED
- 2 story home with first floor living
- Easy access to major freeways
- Walking distance to popular restaurants (Fadi's, Barnaby's, MF sushi to name a few ) and coffee shops
- Close proximity to Medical Center, Hermann Park, Downtown, Metro Rail, Museum District, University of Houston
- Floored attic space with shelving for storage
- Insulated/Low E windows
- Radiant attic barrier
- Coat closet located in entry hall
- Smart lock
- Ring doorbell

### EXTERIOR

- Private double wide driveway
- 2 car attached garage with automatic garage door
- Recently epoxy garage floor, Nov 2021
- Built-in garage storage
- Front private gated entry
- 4 exterior security cameras installed (entryway, garage, backyard and walkway) with DVR component
- LARGE backyard with grass space; plenty of room for dogs and children to play
- Covered back patio with ceiling fan; plenty of space for outdoor furniture & grill
- Fully fenced backyard
- Sprinkler system installed

### LIVING ROOM

- Stacked stone floor to ceiling fireplace surround with wood beam, installed 2015
- Custom roman shades installed
- Newer ceiling fan
- Recessed can lighting
- Pre-wired for surround sound
- Double crown molding
- Single door leads to backyard

### DINING ROOM

- Designer light fixture
- Double crown molding
- Open floor plan with kitchen and living
- Powder room adjacent to dining room

### KITCHEN

- Granite countertop
- White subway tile backsplash with decorative glass tile inlay
- Stainless steel 4 burner gas range
- Stainless steel dishwasher
- Stainless steel built-in microwave
- Stainless steel double basin sink
- Large kitchen island with granite and breakfast bar
- Decorative track lighting above island
- Serving bar/breakfast bar with granite counter, opens to dining room
- Hand-stained wood cabinets
- Under cabinet lighting
- Cabinets with EZ Reach slide-outs
- Pantry closet
- Recessed can lighting
- Breakfast nook with custom shades and ceiling fan

### BONUS ROOM

- Flexible space: ideal for playroom, game room, study
- Closet
- Wood floor
- Window shades
- Located on second floor with bedrooms

### PRIMARY BEDROOM

- Tray ceiling
- Spacious room; lots of space for sitting/study area
- Wood floor
- Ceiling fan with light
- Window shades
- Lots of natural light
- Crown molding

# COMPASS

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## FEATURES & AMENITIES

### PRIMARY BATH

- Granite countertop
- Separate vanities with undermount sinks
- Separate shower with hand-held spray, built-in seat
- Oversized separate tub
- Mosaic tiled wall
- Linen closet with slide-out drawers
- Cabinets with slide-out drawers
- Separate water closet
- Window with plantation shutters
- Large walk-in closet with custom Elfa closet system with slide out drawers, shoe racks, lots of hanging space

### SECONDARY BEDROOM #1

- Crown molding
- Carpet
- Ceiling fan with light
- Walk-in closet
- Window shade installed

### SECONDARY BEDROOM #2

- Crown molding
- Carpet
- Ceiling fan with light
- Wall closet with built-ins
- Window shade installed

### GUEST BATHROOM

- Granite countertop
- Tub/shower combination
- Decorative mosaic tile inlay on shower wall
- Undermount sink
- Vanity knee space
- Linen closet

### UTILITY ROOM

- Conveniently located upstairs with the bedrooms
- Built-in dry bar
- Built-in Elfa shelves and slide out drawers shelves
- Washer and dryer connections

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