

2402 Rutland

FEATURES & AMENITIES

OVERALL

- 1902 Queen Anne historic home (on the National Register of Historic Places)
- Incredible walkable location in desirable Houston Heights
- Fully gated 5,400 sq ft corner lot (per HCAD), with sizeable side yard and additional backyard greenspace
- Extensively renovated in 2007 with added second floor and separate guest quarters/garage apartment
- Income producing garage apartment with a current month-to-month tenant (\$1,000/month). Tenant would love to stay; but will move out, if needed, if future buyer does not want a tenant. Tenant is flight attendant and is gone 50% of the time. *If the new owner keeps the tenant, then furniture in the apartment will stay.*
- 12 foot ceilings throughout the first floor
- Leaded glass windows
- Wide plank longleaf pine hardwoods throughout
- Mosquito system
- Security system with cameras and motion detectors
- Nest thermostat
- Ring doorbell
- Ceiling speakers throughout first floor
- All TVs convey with the property
- 3 HVACs: 2010 (downstairs) & 2009 (upstairs) & 2013 (garage apartment)
- PEX plumbing
- Water heater: 2010 (main house), 2011 (garage apartment)
- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Kroger
- Walking distance (just a few blocks away!) from popular dining & shopping at historic 19th street: Jenni's Ice Cream, Hopdoddy, Common Bond, Boomtown Coffee, Squable, Verdine, Alice Blue, to name just a few!

- Close proximity to lots of dining and shopping at Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.), and the new development M-K-T, a mixed use development that will have approx. 30+ retail & dining options (themkt.com)
- A short walk to Halbert Park and Milroy Park.
- A few blocks from the Heights Blvd jogging trail and 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

FRONT EXTERIOR

- Picture perfect curb appeal on a gorgeous corner lot with mature trees
- Wrought iron fence
- Plenty of grass space for kids and dogs to play
- Gutters with leaf guards around exterior of home
- Sprinkler system
- 2 car detached garage with private driveway and automatic garage door opener
- Large wrap around porch
 - Plenty of room for furniture
 - Beadboard ceiling
 - Ceiling fans
 - Recessed lighting

BACK EXTERIOR

- Back deck with covered sitting area
 - Walnut-stained beadboard ceiling
 - Tv (included)
 - Outdoor ceiling speakers
 - Recessed lighting
 - Ceiling fan



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BACK EXTERIOR (continued)

- Outdoor kitchen with pergola
 - Two grills: a built-in Lion grill AND a built-in Kamado Joe Grill
 - Sink
 - Stainless steel mini refrigerator
 - Twinkle lights (included)
 - Lots of countertop to prep
- Grass area for kids and dogs to play
- Large planters (included)
- Set of stairs down to detached two car garage and gate to side/front yard
- Set of stairs leading up to guest quarters

ENTRY

- Beautiful wood door with detailed glass inlay and glass treadwell above
- Expansive hallway with room for entry furniture and wall space to showcase artwork
- Wainscotting
- 2 decorative light fixtures
- Recessed can lighting
- High 12 foot ceilings with elegant dining room to the left and exquisite study to the right
- Views down the wide hallway down to the double doors leading to the backyard.

STUDY

- Incredible and spacious study with custom built-in shelves and drawers and two built in-desk areas
- Large windows let in natural light and overlook the front porch and manicured front lawn
- Just to the right of the formal entry
- Two art lights over shelves
- Electrical to add a decorative light fixture
- Double crown molding
- Ceiling speakers

FORMAL DINING

- Open floor plan with the kitchen
- Flexible space that could function as a family room/den

- Large bay windows overlooking the lush front yard
- Hunter Douglas window shades
- Decorative light fixture
- Recessed can lighting
- Ceiling speakers
- Double crown molding
- Space for additional furniture such as a buffet and wall space to showcase a piece of art
- Detailed millwork

KITCHEN

- Chef's kitchen with state-of-the-art appliances
- Rare 'Fantasy Brown' granite countertops
- Marble backsplash
- 6 burner Bertazzoni range (signed and numbered from Italy)
- Black wood vent hood
- Viking cabinet-front built-in refrigerator
- Stainless steel KitchenAid dishwasher
- Stainless steel Marvel wine fridge
- Large apron front farmhouse sink
- Second sink (with disposal) in island
- Large island with storage
- Large windows letting in natural light
- Hunter Douglas window shades
- Decorative light fixture over island
- Recessed can lighting
- Pull out trash can
- Large pantry cabinets with pull out drawers

LIVING ROOM

- Spacious living room
- Tons of windows letting in natural light
- Hunter Douglas window shades
- Two glass sliding doors conveniently open to the back porch, which makes it perfect for entertaining
- Another door leads to the side porch
- Tv (included)
- Ceiling speakers
- Double crown molding
- Ceiling fan
- Recessed can lighting

COMPASS

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LIVING ROOM (continued)

- Floor outlets
- Storage closet under the stairs

PRIMARY BEDROOM

- Located on the second floor
- Large room with plenty of space for a sitting area/study nook
- Electrical to add a decorative light fixture
- Large windows with Hunter Douglas window shades
- Double crown molding
- Massive walk-in closet with built-in dresser and shelves
- Linen closet

PRIMARY BATHROOM

- Luxurious primary bathroom
- Separate vanities (one has vanity knee space) with plenty of storage underneath
- Carrara marble countertops
- Toto fixtures
- Victoria and Albert soaking tub situated under a large opaque window
- Large walk-in shower with dual shower heads and a seamless glass shower door
- Separate water closet
- Fishbone Carrara marble inserts around the tub and in shower
- Decorative vanity light fixtures
- Recessed can lighting

SECONDARY BEDROOM #1

- Located on the first floor
- Large room with space for additional furniture
- Large walk-in closet
- Double crown moldings
- Ceiling fan/light fixture
- Recessed can lighting
- Hunter Douglas window shades
- **En suite Bathroom:**
 - Vanity with carrara marble countertop and storage underneath
 - Villeory & Boch fixtures

- Tub/shower combination with decorative marble accent
- Decorative sconces
- Recessed can lighting

SECONDARY BEDROOM #2

- Flexible space, could make an ideal study, game room/playroom or secondary bedroom
- Located on the first floor
- Large double door walk-in closet
- Double crown molding
- Hunter Douglas window shades
- Decorative light fixture
- Large wallpapered/frame artwork (included)

GUEST BATH

- Adjacent to secondary bedroom #2 and easily accessible from the rest of the first floor for guests
- Carrara marble finishes
- Carrara marble detailed floors
- Porcher vanity with carrara marble countertop, Rohl fixture, and storage underneath
- Decorative sconces
- Carrara marble walk-in shower with glass door
- Recessed can lighting

UTILITY ROOM

- Conveniently located on the first floor
- Washer/dryer connections
- Dry bar

GUEST SUITE/GARAGE APARTMENT

- Income producing-Currently has a tenant going month-to-month for \$1,000. If new owner keeps the current tenant, then furniture will be included in sale. Tenant would love to stay; but will move out, if needed, if future buyer does not want a tenant. Tenant is a flight attendant & is gone 50% of the time.
- Private entrance with separate stairwell
- Exposed brick walls
- Built-in beverage bar with decorative light fixture

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GUEST SUITE/GARAGE APARTMENT

(continued)

- Sink
- Mini stainless steel refrigerator
- Dishwasher
- Moving bar with room for barstools
- Queen size Murphy bed
- Separate HVAC and water heater
- Ceiling fan/light fixture
- Decorative sconces
- Tv (included)
- **En-Suite Bathroom**
 - Sink with storage underneath
 - Walk-in shower with frameless glass shower door

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