



Luxury Features

1305 Asbury

Houston, TX 77007

Kitchen

- 2nd level location
- 9'10" Ceilings with recessed lighting
- Bosch in cabinet microwave, Bosch oven, Bosch Dishwasher, LG Refrigerator/freezer combo – all stainless steel
- Dual basin stainless steel sink with chrome faucet and hand sprayer
- 5 burner gas range
- Under cabinet lighting and island with enough space for 4-5 stools
- 9 overhead door soft closing cabinets
- 7 undercounter soft closing door cabinets
- 12 undercounter soft closing drawers
- Silestone quartz countertops, modern white and glass backspash, 3 individual overhead pendant lighting
- Walk in Pantry with 6 shelves

Dining Room

- 2nd level location, 9'10" ceiling height
- Large window
- Kitchen & living room access
- 3.5" oak hard wood flooring
- Ceilings with recessed lighting and dinner table light fixture included
- Dry bar with Silestone countertop, 2 doors soft closing undercounter cabinet plus 2 overhead door soft closing cabinet

Living Room

- 2nd level location

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- 9'10" Ceilings with recessed lighting
- 48" wet bar
- 3.5" oak hard wood flooring with 3" baseboards
- 2 ceiling Bose speakers

Powder Room

- Silestone countertop, undermounted square sink, with gooseneck chrome faucet, and 2 soft closing undercounter cabinets
- 2nd level location
- Frameless mirror and 2 light modern vanity fixture
- Floating vanity with 24"x12" modern gray porcelain tile flooring

Entry

- Meets garage, 1st floor bedroom, and the stairs
- 1st level location
- Recessed lighting
- 24"x12" porcelain gray floor tile
- Ring elite door bell

Backyard- 23'8"x13

- Turfed ground, white pebbles, and French drains
- Sliding glass door with access to 1st floor bedroom

1st Floor Bedroom

- 9' ceilings and recessed lighting
- Modern flooring with back patio, sliding door access
- The room has a wide wardrobe closet that and has 3 drawers
- En suite full bathroom
- Built-in cabinets including 3 drawers and 2 doors
- 24"x12" porcelain gray floor tile
- 1 shelf tower

1st Floor Bathroom

- 1st level location with 9' Ceilings
- 24"x12" porcelain gray floor tile
- Modern floating vanity with one 2 door cabinet and 3 soft closing drawers
- Silestone quartz countertop and backsplash, square undermounted sink with chrome goose neck faucet
- One large overhead cabinet with a shelf
- Frameless mirror, 3 light vanity fixture, hand towel and towel rack, 12"x24" modern gray floor tile

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3rd Floor Bedroom

- 3rd level location with 9' Ceilings, 3.5" oak flooring with baseboards, and recessed lighting
- Wide closet with double doors
- Windows with custom shades

3rd Floor Bathroom

- 3rd level location en suite of a bedroom
- 24"x12" porcelain gray floor tile, with modern chrome fixtures and a goose neck faucet
- Silestone quartz countertop and backsplash with an undermounted square sink, frameless mirror, and floating vanity
- There is one undercounter 2 door cabinet

Primary Bedroom

- 3rd level location with an en suite bathroom
- 2 windows with custom window shades
- Walk In closet (8'9"x5'6") with 17 drawers, 7 shelves, and 4 hanging rods
- 9'ceilings
- 3.5" oak wood flooring
- 2 ceiling speakers

Primary Bathroom

- 3rd floor location en suite of primary bedroom with 9' ceilings
- 24"x12" porcelain gray floor tile, with modern chrome fixtures and a goose neck faucets
- Silestone quartz countertop and backsplash with 2 undermounted square sinks, frameless mirror, and a floating vanity
- 2 undercounter 2 door cabinets and 6 soft close drawers
- Jacuzzi soaking tub with 1 large (46"x46") privacy window and a separate frameless shower
- Ceiling speaker

Home equipped with:

- Closet systems throughout
- 2-Car Garage with epoxied floors and new age steel cabinets
- Ecobee Digitally Programmable Thermostats on floors 1,2,3
- Custom shades
- AT&T 1 G Fiber in symmetric use with structured cable for electronics on all floors
- Ethernet/Network wiring throughout the house
- All LED lightbulbs
- Water manifold system to be able to shut down appliances separately if needed

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Mechanical equipment

- All 3 compressors are 8 years old
- Hot water heater is 8 years old

Roof Top

- Outdoor kitchen with sink and prep for gas grill
- Granite table and countertop

*All of the above is per seller.

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