

1049 West 22nd Street #D

COMPASS

Features & Amenities



House Overview

Bedrooms	3
Baths	3 Full + 1 Half Bath
Square Feet	2,210 per appraisal
Lot Size	1,585 per HCAD
Year Built	2009 per HCAD
Garage	2-Car attached
Neighborhood	Heights/Greater Heights

OVERALL

- Located in a pristine gated community with a common courtyard; perfect for kids and dogs
- One of the few units in the community with two bedrooms located on the third floor
- Exterior painted, 2017
- Interior repainted, February 2022
- New carpet on first and third floors, February 2022
- New AC condenser outside, 2021
- HOA covers water, private trash, electric driveway gate & pedestrian gate, grounds maintenance (\$524 quarterly)
- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Kroger
- Walking distance (just a few blocks away!) from popular dining and nightlife on 20th Street including: Wicklow Heights, Cedar Creek Bar & Grill, Drift, Preslees, Bungalow Heights, just to name just a few!
- Close proximity to popular dining and shopping on the historic 19th Street, 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)

- On the same block as Wright-Bembry Park
- A few blocks from the White Oak Bayou Greenway Trail
- 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

EXTERIOR

- Gated, private front patio with room for a grill and outdoor furniture
- Located off of the gated courtyard
- Landscaping with hedges and a crepe myrtle
- Attached two car garage with built-in storage

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

Features & Amenities

ENTRY

- Scraped hardwood floors
- Beautiful hardwood door
- Room for an entry table

KITCHEN

- Large kitchen with island and breakfast seating
- Space for a breakfast area
- Granite countertops and backsplash
- Plenty of storage cabinets
- Stainless steel range and vent hood
- Stainless steel Whirlpool dishwasher
- Stainless steel microwave
- Stainless steel double basin sink
- Instant filtered water dispenser
- Large decorative light fixture/pot holder over island
- Under cabinet lighting
- Recessed can lighting
- Walk-in pantry
- Scraped hardwood floors
- Large window with window blinds

DINING AREA

- Perfectly situated between the kitchen and family room
- Scraped hardwood floors
- Decorative light fixture
- Large window with window blinds
- Bar area with granite countertop, cabinet and mini wine fridge (included)

FAMILY ROOM

- Open floor plan with dining area and kitchen
- Scraped hardwood floors
- Recessed can lighting
- Ceiling speakers (included)
- Double crown molding

- Ceiling fan/light fixture
- Note: Drapes excluded
- Balcony located off of family room:
 - Double doors open to balcony overlooking the courtyard
 - Note: grill included

POWDER ROOM

- Located off of the main room
- Vanity with granite countertop
- Storage cabinet
- Decorative vanity light fixture

PRIMARY SUITE

- Located on the third floor
- Large room with high ceilings
- Recessed can lighting
- Ceiling fan/light fixture
- Windows with window blinds
- New carpet, February 2022

PRIMARY BATHROOM

- Large vanity with double sinks, granite countertop, storage underneath and a knee space for vanity area
- Soaking tub
- Separate shower with frameless glass shower doors with separate handheld shower head
- Window
- Dual walk-in closets with plenty of hanging space
- Large mirror with 2 decorative vanity lights
- Recessed can lighting

SECONDARY BEDROOM #1

- Located on the first floor
- French doors open to this large room
- Flexible space that could be used as an office, playroom, home gym or guest bedroom

Features & Amenities

SECONDARY BEDROOM #1(Continued)

- New carpet, February 2022
- Windows overlooking front patio and courtyard with window blinds
- Closet
- Extra wide baseboards
- En-suite bathroom
 - Vanity with granite countertop and storage underneath
 - Decorative vanity light fixture
 - Storage cabinet over toilet
 - Tub/shower combination

SECONDARY BEDROOM #2

- Located on the third floor (one of few units in the community with a guest bedroom located on 3rd floor)
- New carpet, February 2022
- Large window
- Baseboards
- Ceiling fan/light fixture
- Note: drapes excluded
- En-suite bathroom:
 - Vanity with granite countertop and storage underneath
 - Decorative vanity light fixture
 - Tub/Shower combination
 - Closet

UTILITY ROOM

- Washer/dryer hookups
- Shelves and dry bar