

339C West 23rd Street

COMPASS

Features & Amenities



House Overview

Bedrooms	3/4
Baths	2 Full + 2 Half Bath
Square Feet	2,674 per HCAD
Lot Size	3,275 per HCAD
Year Built	2015 per HCAD
Garage	3-Car attached

Neighborhood Heights/Greater Heights

OVERALL

- New Orleans inspired home
- Incredible in ground pool added, 2018
- Professional landscaping in the backyard, added in 2018 - including mature Italian Cypress, Star Jasmine, and Holly trees.
- Installation of Sprinkler and Drainage System, added in 2018
- Hardwood floors throughout
- Sellers added designer wallpaper and designer light fixtures throughout
- Baseboards & crown moldings throughout
- 10 foot ceiling height downstairs
- On the "hospital grid" so never lost power during the freeze; per seller
- All the bedrooms are conveniently located on the same floor
- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Kroger
- Walking distance (just a few blocks away!) from popular dining & shopping at historic 19th st: Jenni's Ice Cream, Hopdoddy, Common Bond, Boomtown Coffee, Squable, Verdine, Alice Blue, to name just a few!
- Close proximity to popular dining & nightlife on 20th st including: Wicklow Heights, Cedar Creek Bar & Grill, Drift,

Preslees, Bungalow Heights. Minutes from Heights Water Works, recently built M-K-T, & restaurants and dining at the Heights Mercantile

- A short walk to Halbert & 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

- Gorgeous curb appeal with New Orleans inspired architecture; offering Southern charm
- Decorative wrought iron railing
- Private driveway provides additional parking
- 3 car tandem attached garage
- Storage closet in garage
- Spacious covered front patio on second level adjacent to front door: 14 ft ceilings, coffer ceiling treatment, plenty of space for outdoor furniture, high ceiling, decorative ceiling treatment, recessed can lights

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

339C West 23rd Street

COMPASS

Features & Amenities

BACK EXTERIOR

- In-ground gunite pool with stunning deck and water feature, 2018
- Added turf for easy maintenance
- Sprinkler system
- Added drainage system
- Professionally landscaped, 2018
- Covered patio with room for outdoor furniture; perfect for dining al fresco
- Outdoor speakers
- Outdoor ceiling fan
- Wired for tv hook-up
- Half bath

ENTRY

- Visual Comfort designer light fixture
- Double crown molding
- Wainscotting
- Plenty of room for console table and large art wall

KITCHEN

- Oversized kitchen island with breakfast seating
- Marble countertops
- 2 added Visual Comfort designer decorative light fixtures
- Sellers changed all the hardware throughout the kitchen
- Large stainless steel farmhouse sink
- Walk-in pantry
- Pull-out trash can
- Tons of storage
- Stainless steel KitchenAid French door refrigerator
- Stainless steel dishwasher
- Stainless steel microwave
- Jenn-Air 6 burner gas range with vent above
- Breakfast Area:

- Added Stray Dog designer decorative light fixture
- Custom built-in bench seat
- Custom window treatments
- Butler's Pantry
 - Conveniently situated between the kitchen and dining room
 - Marble countertop
 - Under cabinet lighting
 - Painted blue cabinets
 - Mini wine fridge
 - Storage cabinets
 - Square tile backsplash

POWDER ROOM

- New designer mirror
- Marble hex tile floor
- Marble countertop
- Custom window treatment

FAMILY ROOM

- Open floor plan with dining area and kitchen
- Shumacher designer grasscloth wallpaper
- Built-in display/tv cabinets with storage
- Custom window treatments
- Recessed can lighting
- Built-in bench in hallway
- Ceiling fan
- Double crown molding
- Balcony located off of family room:
 - Plenty of room for a grill & outdoor seating

FORMAL LIVING ROOM

- Light and bright room located just off the entry
- Large windows overlooking the front porch

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

FORMAL LIVING ROOM (continued)

- Open floor plan with dining room; great for entertaining
- High ceiling
- Double crown molding
- Recessed can lighting
- Custom window treatments
- 2 new sconces
- Wainscotting /wood paneling

DINING ROOM

- Open floor plan with formal living room
- Visual Comfort designer light fixture
- Recessed can lighting
- Double crown molding
- Access to butler's pantry situated between the dining room and kitchen
- 2 new scones
- Custom window treatments

PRIMARY SUITE

- Located on the third floor
- Expansive room; plenty of space for a desk/sitting area
- Tray ceiling treatment
- Ceiling fan
- Recessed can lighting
- Custom window treatments
- Lots of natural light
- Hardwood floor
- Walk-in closet

PRIMARY BATHROOM

- Large vanity with marble countertop and double sinks
- Tray ceiling treatment
- Decorative light fixture
- Large mirror with 2 decorative vanity lights
- Large freestanding soaking tub

- Separate shower with frameless glass shower door, marble wall and floor
- Marble tile floor
- Custom window treatments
- Separate water closet
- Recessed can lighting
- Huge walk-in closet with built-ins

SECONDARY BEDROOM #1 (Girl's Room)

- Located on the third floor
- Sellers added box molding to walls
- Decorative light fixture
- Walk-in closet
- Custom window treatment
- Bed canopy: excluded

SECONDARY BEDROOM #2 (Boy's Room)

- Located on the third floor
- Flexible space; could be used as an office, playroom, home gym or guest bedroom
- Sellers added Thibaut grasscloth designer wallpaper
- Ralph Lauren designer light fixture
- Walk-in closet
- Custom window treatments
- Drapes: excluded
- Light fixture excluded

JACK & JILL BATHROOM

- Tub/shower combination with white subway tile wall
- Vanity with marble countertop & storage
- Hex tile flooring
- Custom window treatment
- Situated between Secondary Bedroom #1 & #2

THIRD FLOOR FLEX ROOM:

- Flexible space; could make an ideal office, playroom, home gym or additional guest bedroom
- Paneled walls
- Designer's Guild Sarafina designer wallpaper

339C West 23rd Street

COMPASS

Features & Amenities

THIRD FLOOR FLEX ROOM (continued)

- Custom window treatment
- Located on the third floor

FIRST FLOOR FLEX ROOM

- Flexible space; could make an ideal office, playroom, home gym or additional guest bedroom
- Scalamandre grasscloth designer wallpaper
- Slate flooring
- Decorative drapes and rod
- Sliding doors lead to outside
- Recessed can lighting
- Located on the first floor
- Custom-built storage cabinet will stay

UTILITY ROOM

- Washer and dryer connections
- Storage
- Hex tile flooring
- Conveniently located on the 3rd floor with the bedrooms

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