

509B East 27th Street

COMPASS

Features & Amenities



House Overview

Bedrooms	3
Baths	2 Full + 1 Half Bath
Square Feet	2,548 per HCAD
Lot Size	3,000 per HCAD
Year Built	2015 per HCAD
Garage	2-Car Attached
Neighborhood	Heights

OVERALL

- Incredibly well-built home by quality builder- Mazzarino Construction
- Extensive molding, trim, and millwork throughout
- Solid oak hardwood floors throughout
- Energy efficient tankless water heater
- Double pane windows
- Exterior washed, January 2022
- 11-foot ceilings on first floor
- LED can lighting throughout
- Taexx built-in pest control system that can be easily serviced from exterior of home
- Close to popular dining and shopping at historic 19th Street: Jenni's Ice Cream, Hopdoddy, Common Bond, Boomtown Coffee, Squable, Verdine, and 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 has approx. 30+ retail & dining options (themkt.com)

- Walking distance to Halbert Park and easy access to Heights Blvd jogging trail
- Close proximity to Hike & Bike Trails, Donovan Park & Playground, and Milroy Park
- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria, Energy Corridor, and Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport
- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Krogers

FRONT EXTERIOR

- Iron security gate, recently repainted, March 2022
- Wiring for security camera above front gate
- Pebble path to hardwood craftsman-style front door
- Brick steps lead to front door
- Attached 2-car garage with automatic garage door opener and keypad entry

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.



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Features & Amenities

BACK EXTERIOR

- Large covered back patio with room for furniture and dining table
- Patio recently repainted, March '22
- Natural gas line for future grill
- Cable for outdoor tv
- Pre-wired for sound
- Beadboard ceiling
- Recessed LED can lighting
- Ceiling fan
- Spacious greenspace for kids and dogs to play
- New grass, 2022
- French drains
- Automatic sprinkler system

KITCHEN

- Spacious kitchen with tons of storage
- Large island with breakfast seating
- Gray glass subway tile backsplash
- Quartz countertops
- Custom shaker front cabinets
- Upper glass front display cabinets
- Bosch stainless steel dishwasher
- Bosch 30" 5 burner stainless steel gas range
- Whirlpool stainless steel microwave
- Deep stainless steel sink with separate sprayer
- Under cabinet lighting
- Double crown molding
- Slow close drawers
- Large pantry
- Recessed LED can lighting

DINING ROOM

- Spacious area for large dining table and another piece of furniture such as a buffet
- Custom coffered ceiling treatment
- Wainscotting
- Decorative light fixture

- Recessed LED can lighting
- Large windows letting in tons of natural light
- Bar Area
 - Double doors open from dining room to bar area
 - Wine storage shelves above
 - Stainless steel mini wine fridge (included)
 - Storage cabinets and drawers
 - Quartz countertop
 - Gray glass subway tile backsplash

LIVING ROOM

- Gas log fireplace with custom craftsman style mantle and marble mosaic tile surround
- Pre-wired for surround sound
- Tons of large windows overlooking back deck and backyard
- Recessed LED can lighting
- Double crown molding
- Ceiling fan
- Built-in bookshelves flank either side of fireplace with adjustable shelves and storage cabinets underneath
- Storage closet

POWDER ROOM

- Wainscotting
- Pedestal sink
- Large mirror with vanity light

GAME ROOM

- Spacious room located on second floor
- Vaulted ceiling with cove lighting
- Recessed LED can lighting
- Ceiling fan
- Pre-wired for surround sound
- Large storage closet
- Double crown molding

Features & Amenities

PRIMARY SUITE

- Spacious room with plenty of space for large furniture pieces and sitting area
- Tray ceiling with cove lighting
- Recessed LED lighting
- Ceiling fan
- Double crown molding
- Access to a private covered balcony overlooking quiet street
- Balcony has intricate wrought iron railing, recessed LED can lighting, and space for outdoor furniture
- Note: Drapes are excluded

PRIMARY BATHROOM

- Two separate vanities: each with its own sink, carrara marble countertops, large mirror with vanity lights and tons of storage
- Large jetted tub situated under window with marble tile surrounding
- Separate shower with frameless glass door, bench seat, marble floor, and marble surround
- Spacious walk-in closet with tons of hanging space and built-in dresser

SECONDARY BEDROOM #1

- Great flex room; could function as a study, playroom, gym, or guest bedroom
- Large windows letting in natural light
- Recessed LED can lighting
- Double crown molding
- Ceiling fan
- Large walk-in closet

SECONDARY BEDROOM #2

- Spacious room with large windows with drapes overlooking backyard
- Recessed LED can lighting
- Double crown molding
- Ceiling fan

- Large walk-in closet

GUEST BATHROOM

- Easily accessible for secondary bedrooms and game room
- Large vanity with double sinks, carrara marble countertop, and storage underneath
- Head knocker cabinet
- Tub/shower combination with marble tile surround
- Linen closet just outside the bathroom

UTILITY ROOM

- Located on the second floor with all bedrooms
- Tons of storage cabinets
- Sky lights, tall ceilings, and wainscoting at the top of the second floor/along staircase near utility space