



Sophistication and luxury abound throughout this perfectly situated Heights home. The coveted open floorplan features on the 1st floor a gourmet kitchen with huge island with leathered granite, upscale hardware and fixtures, and Stainless Steel appliances, an ample office/bedroom with a full bath, perfect for multigenerational living, and double access to the covered veranda through a large mudroom with custom cabinetry, or the well-appointment living room with built-in cabinetry. The 2nd floor offers an ensuite primary with recessed lighting, fireplace and spa-like bath with freestanding tub, seamless shower, double vanity, gorgeous countertops, and walk-in closet. Also there are 3 secondary bedrooms, 2 with adjoining full bath with tub/shower combo with high-end fixtures and hardware, and the 3rd with ensuite bath with shower. The almost 500 square foot garage apartment offers a separate entrance, full bath, and kitchenette-perfect for short or long term rentals. Mechanical updates include: water filtration system, full slab with pier/beam foundation, solar screens, overhead storage in the garage, and ample decking in the attic for storage. No detail has been left untouched in this quintessential Heights home. Close to everything the Heights has to offer as well as access to 610, I10, I45, and 290.

4/5 beds
3 baths
3,254 Square feet
Garage Apartment, 480 sqft
4,094 Square foot lot
MLS# 27372422



ginny@ledwellrealty.com
www.ledwellrealty.com
832-402-8679



FEATURES



The home elevation features nearly indestructible hardiplank siding, brick accents, a solid wood front door, mature landscaping, and a covered front porch perfect for relaxing on a swing and enjoying your favorite beverage under your energy efficient ceiling fan.

No detail was left untouched in this quintessential Heights home. From the custom millwork, crown molding, solid wood floors throughout, period door knobs, and custom wood shutters, to high-end fixtures and hardware, this home is sure to meet the expectations of the most discerning of buyers.

The gourmet kitchen features a huge island with pull out microwave and leathered granite, solid wood floors, gorgeous high-end chandeliers, SS appliances, a farmhouse sink, custom wood shutters, recessed lighting, custom millwork and cabinetry, a six burner gas stove, oversized refrigerator, and undercabinet lighting.

The dining room is exceptional with its high-end chandelier and recessed lighting as well as a bar closet with sink, wine fridge, granite countertops, a high-end light fixture, and custom built cabinets.

The living room at the rear of the home offers access to a well-appointed mud room, covered veranda, and backyard as well as a fireplace and custom built-ins.

The office/fifth bedroom, located at the front of the home, features french doors, crown molding, solid wood floors, custom wood shutters and millwork, and a walk-in closet with ensuite bath that is shared with the rest of the first floor. This suite would be perfect for multigenerational housing.

The full bath downstairs features penny tile, marble countertops, crown molding, and a seamless shower with beautiful floor to ceiling tilework.

The primary bedroom on the second floor features solid wood floors, recessed lighting, an energy efficient ceiling fan, gas log fireplace, custom wood blinds and millwork, and crown molding.

The spa-like ensuite bath offers a large seamless shower with floor to ceiling tile, dual shower heads, penny tile floors, dual sinks, marble countertops, recessed lighting, high-end fixtures and hardware, custom window shades, a pocket door leading to the water closet, a free-standing soaker tub, crown molding and custom millwork, and period door knobs.

The primary closet has custom built cabinetry, millwork, and crown molding, solid wood floors, and recessed lighting.

The laundry room, conveniently located on the second floor offers loads of cabinetry, a sink, and beautiful countertops.

All 3 of the secondary bedrooms on the second floor have a large closet, solid wood floors, recessed lighting, custom wood blinds, molding and millwork, period door knobs, and ceiling fans.

The secondary full bathroom upstairs is shared between two bedrooms and is complete with black and white penny tile, dual sinks, tub/shower combo, marble countertops, high-end fixtures, custom crown molding, and millwork. The other ensuite bath in bedroom three features black and white penny tile, marble countertops, crown molding, and a seamless shower with beautiful floor to ceiling tilework.

The first floor mudroom is just perfect with its custom built cabinetry and millwork, black and white penny tile, and crown molding.

The veranda is the perfect place to unwind as it's overlooking the luscious backyard and offers shade with energy efficient ceiling fans.

The garage apartment features wood floors, recessed lighting, two large closets, almost 500 square feet and a kitchenette that includes a sink, dishwasher, cabinetry, and a refrigerator that conveys.

This home has an abundance of storage throughout as well as a ventilated, decked attic space that spans the length of the entire house. This home also features a multistage reverse osmosis water filtration system.

