

# 2030 Persa Street

This home in the River Oaks area is ideal as a starter home, or "pied-a-terre". Perfect for someone desiring a stylish home "on the ground" level. The floor plan centers around an interior atrium. Front room features a study or den area, which flows to a large living area. Nicely updated kitchen with stone countertops and stainless appliances. Primary bedroom offers a walk-in closet, en-suite bath, and access to an adjacent extra room that can serve as a home office; or convert to an additional bedroom. Floors are a mixture of parquet hardwoods and terra cotta tile. Generous backyard slate patio for outdoor entertaining. Situated on a 6,100 sq. ft. lot (per HCAD) on the corner of Persa and Avalon, this site would also be ideal for building one single family home. The home in its current state needs some love! Great opportunity to renovate; or build something new on this great lot in Melanie Court. It is also zoned to River Oaks Elementary School.

(2 to 3 Bedrooms; 2 Full and 1 Half Baths; 2 Car Attached Garage; 2,431 Building Sq. Ft (Per HCAD); 6,100 Lot Sq. Ft. (Per HCAD); Built in 1960 (Per HCAD).)

## Foyer – 10' x 6'

- 15' Vaulted ceiling
- Two leaded glass clerestory windows
- One full-lite picture window
- 5-Candle brushed nickel chandelier and fabric shades
- Decorative wallpaper
- 4" Baseboards
- Terra Cotta tile floors

## Family Room – 30' x 16'

- 8' Ceiling
- Five single-lite windows
- One 12-Lite window
- Built-in bookcase with three shelves
- Built-in bookcase with seven shelves
- Wood burning fireplace with brick firebox and slate hearth and millwork mantel
- Two ceiling speakers
- Recessed lighting
- 4" Baseboards
- Parquet hardwood floors

## Dining Room – 17' x 11'

- 15' Vaulted ceiling
- Two leaded glass clerestory windows
- Two sets of steel French double doors
- 6-Candle chandelier with glass pendants
- Art niche or serving counter with one under-counter double door cabinet
- Decorative wallpaper
- 4" Baseboards
- Terra Cotta tile floors

## Living Room – 18' x 14'

- 8' Ceiling
- Two 12-lite windows
- Wood burning fireplace with brick firebox and stone mantel and hearth
- Built-in bookcase with nine adjustable shelves
- Recessed lighting
- 5" Multi-piece crown moulding
- 4" Baseboards
- Parquet hardwood floors

## Kitchen – 16' x 11'

- 8' Ceiling
- 6-Lite window
- 3-Lite steel French door to patio
- Granite countertops and backsplash
- Stainless steel under-mount sink with stainless steel industrial gooseneck faucet
- Stainless steel JennAir refrigerator/freezer combo
- Stainless steel Electrolux range with four gas burners
- Stainless-steel vent hood set in custom housing
- Two overhead double door glass-faced cabinets
- Five under-counter single door cabinets
- One under-counter double door cabinet
- Double door pantry with four wrap-around shelves
- Glass pendant chandelier
- Recessed lighting
- 4" Baseboards
- Terra Cotta tile floors

## Primary Bedroom – 16' x 14'

- 8' Ceiling
- One full-lite French door
- One 12-lite window
- Two ceiling speakers
- Walk in closet (10' x 6') with two wall-to-wall hanging rods (dress height), four overhead wall-to-wall shelves, and fluorescent light fixture
- One domed light fixture
- 4" Baseboards with quarter round
- Parquet hardwood floors

## Primary Bathroom – 10' x 5'

- 8' Ceiling
- One 2-Lite decorative leaded glass window
- Formica countertops with porcelain sink with brushed nickel faucet
- Built-in mirror
- One under-counter double door cabinet
- One under-counter drawer
- Built-in dresser with one double door cabinet and six drawers
- Shower/tub combo with 4" tile surround
- 4" Tile baseboards
- 1.5" Tile floors

## Extra Room – 14' x 12'

- 8' Ceiling
- One 12-Lite window
- Direct access to Primary Bedroom via walk-in closet; ideal room for private study or extra space for a Primary Bathroom and closet expansion
- Closet with wall-to-wall one hanging rod (dress height) and two overhead wall-to-wall shelves
- 4" Baseboards with quarter round
- Parquet hardwood floors

## Bedroom 2 – 14' x 12'

- 8' Ceiling
- Two 12-lite windows
- Ceiling fan with lighting
- Closet (7' x 2') with one hanging rod (dress height) and overhead wrap-around shelf
- 4" Baseboards with quarter round
- Parquet hardwood floors

## Bedroom 2 Bathroom – 12' x 5'

- 8' Ceiling
- One 6-Lite window
- Engineered countertops with integrated sink and polished nickel faucet
- One under-counter double door cabinet
- Built-in mirror over vanity with 2-lite sconce above
- Shower/tub combo with 4" tile surround
- Linen closet with five wall-to-wall shelves
- Track lighting
- 4" Tile baseboards
- 1.5" Tile floors

## Powder Room – 6' x 4'

- 8' Ceiling
- 8-Candle glass pendant chandelier
- Decorative wallpaper
- Floating stone sink with brushed nickel faucet
- 4" Baseboards
- Tile floors

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