

# 907 Lawrence

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	3
<b>Baths</b>	3 Full + 1 Half Bath
<b>Square Feet</b>	2,791 per HCAD
<b>Lot Size</b>	2,500 per HCAD
<b>Year Built</b>	2008 per HCAD
<b>Garage</b>	2-Car Attached
<b>Neighborhood</b>	Heights

### OVERALL

- All new ceiling fans throughout (except living room)
- Nest thermostat
- Built-in desk/office nook located in the 3rd floor hallway
- Walking distance (just a few blocks away!) from popular dining & shopping at the Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.), Eight Row Flint, Calle Onze, Better Luck Tomorrow, Revival Market, EQ Heights coffee shop, Onion Creek, Lola Diner
- A couple blocks over from the new development M-K-T, a mixed use development that will have approx. 30+ retail & dining options (themkt.com)
- A short walk from Donovan Park, Milroy Park, Lawrence Park, Heights Blvd jogging trail, Hike & Bike Trails
- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria, Energy Corridor, & Medical Center

### FRONT EXTERIOR

- Doublewide private driveway
- Two car attached garage with automatic garage door opener
- Pedestrian security gate

### BACK EXTERIOR

- Updated upstairs back deck with plenty of space for outdoor dining table & chairs
- Spacious, fully fenced-in greenspace for kids and dogs to play
- Large raised deck on first floor with room for outdoor furniture
- Covered area for outdoor furniture
- Updated majority of fence
- Retiled and painted stairs & railings

### ENTRY

- Wood door with beveled glass inlay and windows surrounding entry to let in natural light
- Keyless entry pad lock
- Spacious entrance with room for entry furniture and to showcase art

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

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### KITCHEN

- Open floor plan with breakfast area
- Spacious kitchen with tons of storage
- Painted cabinets and added new hardware (2019)
- Breakfast bar with room for barstools
- New stainless steel Samsung gas range (2017)
- New stainless steel GE dishwasher (2017)
- Stainless steel double basin sink
- New built-in stainless steel microwave (2022)
- Granite countertops
- Tile backsplash
- Recessed can lighting

### BREAKFAST AREA

- Open floor plan with kitchen
- New light fixture
- Hardwood floors
- Large windows overlooking the backyard with window blinds
- Recessed can lighting
- Door opens to back deck, which offers plenty of room for outdoor furniture

### DINING ROOM

- Perfectly situated between the kitchen and living room; ideal for entertaining
- Spacious area for large dining table and another piece of furniture such as a buffet
- New light fixture
- Hardwood floors
- Windows with window blinds and drapes

### LIVING ROOM

- Archways keep this space open to the dining room

- Hardwood floors
- Recessed can lighting
- Double crown molding
- Ceiling fan/light fixture
- French doors open to balcony
- Large windows with window blinds and drapes

### POWDER ROOM

- Pedestal sink
- Mirror with vanity light
- New tile floors (2022)

### PRIMARY SUITE

- Located on the third floor
- Spacious room with plenty of space for large furniture pieces and sitting area
- French doors open to a small balcony
- Recessed can lighting
- New ceiling fan/light fixture
- Plush carpet

### PRIMARY BATHROOM

- Large vanity with double sinks, separate mirrors, vanity lights and vanity seating
- Marble countertops
- New floor (2017)
- New tub (2017)
- New shower (2017)
- Tons of storage
- Spacious walk-in closet with tons of hanging space

### SECONDARY BEDROOM #1

- Located on the first floor
- Recently repainted (2021)
- Great flex room; could function as a study, playroom, gym, or guest bedroom
- Large windows letting in natural light
- Window blinds

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### SECONDARY BEDROOM #1 (continued)

- New ceiling fan/light fixture
- Plush carpet
- Large walk-in closet
- En-suite Bathroom:
  - Tub/shower combination with sliding door
  - Vanity with storage
  - Vanity light

### SECONDARY BEDROOM #2

- Located on the third floor
- Spacious room with large windows with window blinds and drapes
- Recessed LED can lighting
- Double crown molding
- New ceiling fan/light fixture
- Large walk-in closet
- En-Suite Bath
  - Large vanity with marble countertop and storage
  - Tub/shower combination

### UTILITY ROOM

- Located on the second floor with 2 of the 3 bedrooms
- Tons of storage cabinets