

# 737 Tulane Street

## \$950,000



**Square Feet:** 2,361 (Appraisal)

**Lot Size:** 3,300 (Appraisal District)

**Bedrooms:** 3

**Baths:** 2.5

**Master:** Up (2<sup>nd</sup> Floor)

**Utilities:** 1 (2<sup>nd</sup> Floor)

**Garage:** 2 (Detached)

**Year Built:** 2018 (Builder)



*Located On One Of The Most Sought-After Streets In The Heights. Your New Home Is Steps Away From Heights Hike & Bike Trail, Heights Mercantile, Newly Developed MKT, Donovan Park & More! Built By Leading Custom Home Builder; Sullivan Brothers, Crafting Homes With Southern Charm Exteriors & Modern Interiors. Your New Recently Constructed Home Offers Desirable First Floor Living. Off The Large Foyer, French Doors Opens Up Into Your Home Office, Formal Dining Room With Butler's Pantry Leads You Into Your Custom Chef Kitchen Appointed With Custom Cabinetry, Top Of The Line 6-Burner Bertazzoni Gas Range & SS Appliances. 2nd Floor Primary Bedroom With Private Balcony & Spa Like En-Suite Bath. 2 Secondary Bedrooms With Hollywood Bath & Rear Balcony. Homes Features Includes: Reclaimed Hardwoods Throughout, Solid Core Doors, Custom Cabinetry With Emtek Door & Cabinet Hardware Throughout. Spray Foam Insulation & Tankless Water Heater For Added Energy Efficiency.*

***FIRST FLOOR LIVING! BACKYARD! NO HOA!***

*\*All Info Per Seller & To Be Verified By Buyer & Buyers Representative.*



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## Feature List

- 19" Gas Lamp Front Porch
- Reclaimed Sand & Finish Ebony Hardwood Floors Throughout (No Carpet)
- Plantation Shutters (Front Of Home)
- Crown Molding, Custom Window & Door Casings Throughout
- Butlers Pantry Marble Accents & Wine Fridge
- SS 5-Burner Bertazzoni Gas Range
- Gas Log Fireplace With Marble Accents
- Custom Built-Ins Throughout
- Solid Core Doors Throughout
- Emtek Hardware Throughout
- Gioia Carrara Quartz Countertops
- Wood Windows & Custom Wood Shutters
- In Ceiling Surround Sound (Family Room)
- NEST Wifi Thermostats
- Recessed Can Lighting Throughout
- Epoxy Garage Floor
- Spray Foam Insulation
- Tankless On Demand Hot Water Heater
- Wide Concrete Back Alley Access

Feature List per seller. Buyer & Buyer Representative to verify accuracy of all information.



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