



1322 W 25th St  
Houston, TX 77008

# FEATURES

## Kitchen

- Viking 6 burner plus griddle stove
- Stainless steel industrial exhaust fan
- Updated granite counter tops
- Glass fronted cabinetry
- Farmhouse main sink with disposal
- Second vegetable cleaning sink with disposal
- Coffee station area
- Pantry with shelving and custom storage

## Family Room/Dining Room/Bedrooms

- Built-in storage units
- Custom casings, wainscoting, ceiling trim
- Whole home speaker system
- French doors
- Oak flooring
- Custom window treatments
- 40 windows throughout home

## Bathrooms

- Two Clawfoot tubs, one with integrated glass shower, imported from England
- Steam room in master shower
- Spa air tub in master bathroom
- Wainscoting, high end fixtures

## Bonus Rooms

- Secret entrance Speakeasy accessed from dining room and guest bedroom
- Second story cupola bonus room for yoga or office. Accessed by spiral staircase.

## Garage Apartment

- Newly renovated kitchen area
- Full 1 bedroom 1 bath
- Washer, dryer and refrigerator included
- 3 storage closets and attic
- Private deck overlooking property

## Garage

- Oversized 2 car garage with split doors
- Custom cabinetry and desk in workshop
- Rubber matting for workout area
- Partial AC for workout area and fan
- Clean up sink installed
- Plumbed for future bathroom
- Separate pedestrian entrance from Bar
- Extensive LED lighting

## Exterior Features

- Outdoor speaker system
- Gardening storage unit
- Stand-up planter
- Water catchment for planters
- Termite control system with transferrable warrantee
- 4 porches, extensive decking
- Whole home WIFI with mesh network

## Mechanical Systems

- New roofing on house in 2019
- Updated HVAC in 2021. 16 SEER, 5 Ton Carrier, full system.
- Updated to tankless water heater in 2020 with Navien 240S
- Mist-a-way mosquito system (auto)
- Landscape sprinkler system (auto)
- Full perimeter fencing with sliding gate – new controller 2022. WIFI enabled
- Perimeter and Landscape lighting
- Accessible cleanout for RVs
- Digital locks throughout property
- New garage door openers in 2019 (3), all WIFI enabled

Listing Agent: Brenton Berridge  
Brenton.Berridge@eXpRealty.com  
713-829-0320

