

1045 West 22nd Street #J

COMPASS

Features & Amenities



House Overview

Bedrooms	3
Baths	3 Full
Square Feet	1,934 per appraisal
Lot Size	1,510 per HCAD
Year Built	2009 per HCAD
Garage	2-Car attached
Neighborhood	Heights/Greater Heights

OVERALL

- Located in a pristine gated community with a common courtyard; perfect for kids and dogs
- New carpet on first and third floors, December 2022
- HOA covers water, private trash, electric driveway gate & pedestrian gate, grounds maintenance (\$590 / quarterly)
- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Kroger
- Walking distance (just a few blocks away!) from popular dining and nightlife on 20th Street including: Wicklow Heights, Cedar Creek Bar & Grill, Drift, Preslees, Bungalow Heights, Kraftsmen Bakery, Roast & Brew coffee, just to name a few!
- Close proximity to popular dining and shopping on the historic 19th Street, Heights Mercantile (Heights Blvd. & 7th St.), Heights Central Station (Yale & 11th St.), and M-K-T, a mixed use development that has approx. 30+ retail & dining options (themkt.com)
- On the same block as Wright-Bembry Park
- A few blocks from the White Oak Bayou Greenway Trail

- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria, Energy Corridor, & Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport

EXTERIOR

- Gated, private front patio with room for a grill and outdoor furniture
- Located off of the gated courtyard
- Landscaping with hedges
- Attached two car garage with storage area, room for a full size fridge/freezer

ENTRY

- Hardwood floors
- Beautiful hardwood door
- Built-in entry piece of furniture with storage (included)
- Door to attached two car garage
- French doors to 1st floor bedroom

KITCHEN

- Large kitchen with breakfast bar
- Granite countertops and backsplash
- Plenty of storage cabinets
- Stainless steel gas range
- Stainless steel KitchenAid dishwasher

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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KITCHEN (continued)

- Stainless steel Whirlpool microwave with vent over range
- Stainless steel double basin sink
- Under cabinet lighting
- Recessed can lighting
- Large closet pantry
- Hardwood floor
- Double crown molding
- Door to back balcony with room for outdoor grill. Note: natural gas line is there for a grill.

DINING AREA

- Perfectly situated between the kitchen and family room; great for entertaining
- Hardwood floor
- Double crown molding
- Ceiling speakers
- Bar area with granite countertop, wine storage and stainless steel mini wine fridge (included)

FAMILY ROOM

- Open floor plan with dining area and kitchen
- Impressive double height ceiling with tons of windows letting in abundant natural light and offers views of the third floor catwalk
- Windows with window blinds and drapes
- Hardwood floor
- Recessed can lighting
- Ceiling speakers
- Double crown molding
- Floor outlets
- Ceiling fan
- Gorgeous stairs with iron balusters and hardwood floor and handrail

PRIMARY SUITE

- Located on the third floor
- Large room with room for king size bed and large furniture pieces
- Large room with tray ceiling
- New carpet, December 2022
- Recessed can lighting
- Ceiling fan/light fixture
- Window with window blinds and drapes

PRIMARY BATHROOM

- Large vanity with double sinks, granite countertop, storage underneath and a knee space for vanity area
- Jetted tub
- Separate shower with glass shower door, bench seat and separate handheld shower head
- Windows to let in natural light
- Dual large walk-in closets with plenty of hanging space
- Large mirror with 2 decorative vanity lights
- Recessed can lighting
- Separate water closet with head knocker cabinet

SECONDARY BEDROOM #1

- Located on the first floor
- French doors open to this large room
- Flexible space that could be used as an office, playroom, home gym or guest bedroom
- New carpet, December 2022
- Windows overlooking front patio and courtyard with window blinds and drapes
- Walk-in closet
- Ceiling fan
- En-suite bathroom
 - Vanity with granite countertop and storage underneath
 - Decorative vanity light fixture
 - Storage cabinet over toilet
 - Tub/shower combination

SECONDARY BEDROOM #2

Features & Amenities

- Located on the second floor
- French doors with drapes
- Flexible space that could be used as an office, playroom, home gym or guest bedroom
- Hardwood floor
- Large windows with window blinds and drapes
- Double crown molding
- Ceiling fan/light fixture
- Closet

SECONDARY BATHROOM

- Located on the second floor across from secondary bedroom #2 and easily accessible from living space
- Tile floor
- Walk-in shower with glass door and handheld shower head
- Vanity with granite countertop and storage underneath
- Vanity lights
- Headknocker cabinet

EXTRA SPACE/OFFICE

- Just off the primary bedroom is this cat walk/flex space
- Hardwood floor
- Built-in bookshelves
- Recessed can lighting
- Floor outlet
- Built-in desk area with storage cabinets
- Windows with window blinds

UTILITY ROOM

- Washer/dryer connections
- Located on third floor next to primary bedroom
- Shelf and hanging dry bar