

# 709 Delano Street

Capitol Oaks

Interior: 2811 sq ft | Lot: 1464 sq ft | Built 2013

## Interior

- Fresh interior paint (2023)
- All bedrooms are en-suite
- Soft close European hinges in all cabinets
- Custom Elfa closet system throughout
- Rennai tankless water heater
- Hardwired security system
- Water softener system for whole house
- HVAC media filter system
- Taexx built-in pest control system

## 1st Floor Bedroom (12 x 13) & Bath

- Flex space perfect for office or private guest bedroom
- En-suite with tub/shower combination
- Chenille white marble countertops in bathroom
- Walk in closet with Elfa closet system

## Kitchen (10 x 14)

- Open to family room and dining area
- 12' ceilings with crown molding
- Solid oak wood flooring
- Granite countertops with tiled backsplash
- Reverse osmosis water at sink
- Single basin stainless steel sink
- Pantry and laundry closet with custom Elfa closet system

## Living Room (17 x 15)

- Open to dining area and kitchen
- 12' ceilings with crown molding
- Solid oak wood flooring
- Gas log fireplace
- TV niche
- Hard wired for speakers in ceiling
- Powder bath
- Fixed glass windows & door to balcony

## 3rd Floor Bedroom (12 x 13) & Bath

- 10' ceilings
- En-suite with tub/shower combination
- Chenille white marble countertops in bath

## Primary Bedroom (17 x 13) & Bath

- 10' ceilings
- Large walk in closet with custom Elfa closet system
- 2 additional storage closets
- Chenille white marble countertops with double vanity
- Shower pan replaced and re-tiled (2023)
- Separate soaking tub

## 4th Floor Flex Space (19 x 15) & Bath

- New luxury vinyl plank floor (2023)
- Flexibility for end use: private office, mother-in-law suite, entertaining space
- Hard wired for speakers in ceiling
- Refrigerator with ice maker
- En-suite with tub/ shower combination
- 2 large storage closets + walk in closet
- Fixed glass windows & door to large roof top deck

## Exterior

- Partially covered roof top deck (17 x 13) with sweeping views of downtown and gas hookup
- Fresh rooftop deck & stucco paint (2023)
- Stucco repairs completed with transferable warranty (2023)
- Interior driveway access to 2 car attached garage

## Neighborhood

- Quiet block near a dead-end street, in the heart of EaDo with plenty of street parking
- Walking distance to the best restaurants, coffee shops, and bars in Houston: Brass Tacks, Tiny Champions & Eighth Wonder Brewery, to name a few
- Close in proximity to Shell Energy Stadium, Minute Maid Park, Discovery Green, Toyota Center
- Just a few blocks to the METROrail station located at Texas & Emancipation