

416 W 18th Houston TX 77008



## A one-of-a-kind find, in a fantastic Neighborhood.

The high ceilings. The Open Spaces. The wood floors. The Gardens. The Location!

Creole style balconies everywhere... What's not to love?



Welcome to this exquisite Creole-style property in the heart of the Heights. Just one block away from great shops, galleries, and restaurants on iconic 19th street, you'll have easy access to everything the Heights has to offer, including fantastic community events throughout the year. This 3-bedroom, 3.5-bath, first floor living custom home is a true gem, offering an exceptional level of detail from floor to ceiling. The open floor plan is perfect for entertaining. The home features high performance appliances, Cambria countertops, eng. hardwood floors throughout, and plenty of built-ins. One of the many highlights of this home is the three private balconies, each accessible from the bedrooms. The third bedroom is located on the top floor, providing versatile space for guests or exercise. You'll also love the front courtyard, fenced backyard, and dreamy porch, perfect for relaxing. This property is the perfect place to call home. Don't miss out on the opportunity to make it yours!

COMPASS

Get to know The Heights:

As one of Houston's most historic neighborhoods, The Heights flourishes as a destination for foodies and architecture lovers. Located right in the middle of all of the action, The Heights maintains its quaint, small-town feel and deep sense of community.

**WHAT TO EXPECT:** Historic charm with a welcoming atmosphere

**THE MARKET:** Fast-paced housing market with a unique mix of architectural styles.

**YOU'LL FALL IN LOVE WITH:** The dining options for food lovers and the walkability





## Main Features:

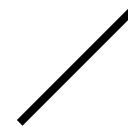
- Prime Location
- First Floor Living
- Privacy in each bedroom
- Large kitchen Island
- Top Performance Appliances
- Walk-in Pantry
- Prestine Condition
- Curated Gardens.
- Abundant Closet Spaces
- Engineered Hardwood Floors
- 460 SFT of covered balconies
- Private Outdoor Space
- Garage with alley entrance

## 416 West 18th Street

Heights-Greater Heights

3 BD 3-1/2 BA 2877 SF 3,300 SF LOT  
460 + SF Outdoor Covered Space

Reach out for more information.



**Yenny Mattei**

REALTOR®

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Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

# 416 West 18th Street

3 BD 3-1/2 BA 2877 SF 3300 SFT LOT 460 SQFT COVERED OURDOORS



## NOTABLE BUILDER FEATURES

### Interior

- 9" Baseboards
- 10" Crown Molding
- 4 Zone thermostats
- Coffered Ceiling in living room
- Under Cabinet lighting & charging stations in kitchen
- 10' ceiling on 1st floor
- 9" ceiling on 2nd & 3rd floors
- Solid Core Interior Doors
- Hallmark Engineered Hardwood Monterey Baccara Maple Flooring on all 3 levels, staircases, and in primary and 3rd floor closets
- Tiled bathrooms and bathroom closets
- Front and back facing mullion windows
- Shutters on all front and back facing windows

### Brick water feature

- Classic masonry lion water feature pouring into scalloped basin
- 2 tiered design for continuous water flow
- 3.5' fountain pool with filtration system
- Calico Fantail Goldfish
- Japanese Shubunkin Goldfish
- Water Lilies

### Exterior

- Gas burning entry light
- 16 - 10' white round tapered columns
- Professional landscaped front and back in the French Creole style
- 3 front facing 6' deep balconies constructed of beautiful Brazilian Ipe Hardwood
- 3' back facing balcony constructed of Brazilian Ipe Hardwood
- All bedrooms have their own balcony

### Back Courtyard

- Herringbone brick courtyard
- Raised brick herb and flower bed
- 4 - 8' metal structures for climbing vines

### Countertops

- All Cambria and Milestone counter tops
- Seamless kitchen counters and backsplash
- 9' x 5' Kitchen Island
- Dry bar

### Detached 2 car garage w alley entrance

## Living Room - 12'x12.5' - 1st floor

- Hallmark Monterey Baccara Maple Floor
- Shutters over French Door windows
- Recessed Lighting

## Kitchen - 16' 8" x 14' - 1st floor

- Hallmark Monterey Baccara Maple Floor
- 42 cabinets & 14 drawers - 5 cabinets w glass panels w/pull out shelving
- 5 cabinets have pull out shelving
- Pendant and recessed lighting
- Dimmable Under Cabinet lighting w charging stations
- 9'x5' Cambria Bellingham Island w/under cabinets
- Cambria Bellingham countertops and backsplash
- Walk In Pantry - 6' x 3.5'

## Dining Room - 16'8" x 10' 10" - 1st floor

- Hallmark Monterey Baccara Maple Floor
- Recessed lighting
- Chandelier
- Dry Bar - 5'8"x 3'6"
- Quartzite counter cabinets
- Viking Beverage Fridge
- Built in wine racks w wine glass holders

## Family Room - 16'8" x 20'7" - 1st floor

- Coffered Ceiling
- Hallmark Monterey Baccara Maple Floor
- Brick fireplace TV mount
- Wall of windows w/Shutters and crown molding
- Windows overlook back courtyard landscaped in a French Creole Style
- Designer awnings over backdoor and windows southern facing
- 10' x 7' brick fireplace
- Gas logs with glass fireplace doors
- Fireplace mantel
- 2 eastern facing windows w plantation shutters
- 2 cabinets with countertops in trim color

## Primary Bedroom - 20' x 14' - 2nd floor

- Hallmark Monterey Baccara Maple floor
- Quartzite face w wood mantel Gas fireplace w/colored glass rocks
- South facing covered exterior balcony of Ipe Hardwood w metal railing overlooking courtyard
- 2 Separate large walk in closets with built in cabinetry and shelving
- Windows w/ shutters overlook back courtyard on southern exposure

## Primary Bathroom - 14'6" x10' 10" - 2nd floor

- Jason Soaking Tub w AirMasseur & Hydrotherapy
- Separate walk in shower w bench, hydro shower head and handshower
- Cambria Galloway Counters

## Secondary Bedroom - 12' x 11' 10" - 2nd floor

- Hallmark Monterey Baccara Maple floor
- North facing window and outside door w/ Shutters
- Covered exterior balcony of Ipe Hardwood w metal railing overlooking front yard
- Tiled full bathroom and closet
- Milestone counters

## Third Bedroom - 24'x 12' - 3rd floor

- Hallmark Monterey Baccara Maple floor
- North and South windows
- Covered exterior balcony of Ipe Hardwood w metal railing overlooking front yard
- Large closet - 8' x 3'8"
- Built in cabinetry and shelving
- 2 ceiling fans
- Tiled full bathroom w bathroom closet
- TV mount on wall

## Laundry Room - 6'10" x 7'x9" - 2nd floor

- Tiled floor
- Sink
- Shelving and cabinetry



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# Top Ten reasons to Love it...



Yenny Mattei

1. Prime location with walkability to shops, restaurants, and community events.
2. Meticulously maintained, updated and cared for by its only owners.
3. Exceptional level of detail with fine craftsmanship throughout.
4. Gated mature courtyard and private fenced backyard for outdoor oasis.
5. High-end appliances and Cambria quartz countertops.
6. Engineered Hardwood Maple floors throughout for luxury and convenience.
7. Each bedroom suite has its own private and serene balcony adding about 460 sqft of covered outdoor space.
8. Plenty of Built-ins, including under island cabinets, dry bar with beverage fridge and wine racks.
9. Third bedroom on top floor, a versatile space for guests or/and exercise.
10. Enjoy the front porch and the fantastic location in an excellent school district with friendly neighbors.

**COMPASS**

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The best way to describe this house is “easy”. It is easy to entertain lots of guests in this house with the first floor living set up. Its large island is a great place for friends to casually eat and talk while the adjoining space allows for a dining table and the option for an elegant meal. If hosting friends in the back courtyard they will want to check out the goldfish in the fountain. Everyone wants to feed the goldfish. Starting around June water lilies appear and beckon the dragon flies to stop by.

“Easy” is also the word to describe the way of life on 18th street. Tired of cooking? It is easy to walk to an award winning restaurant for a meal. The difficult part will be choosing which one. Want to cook but don’t have all the ingredients? It is easy to pick them up with a walk to HEB or Kroger. The Heights library is a mere 10 minute walk from the house. Just a tad bored? Sit on the front balcony and talk with all the folks who walk by. Catch one of the bicycle tours which head down 18th.

Need a gift for a friend? The stores on 19th street have a wide selection. Need to get out for a walk and enjoy the weather? The hike and bike trail is just 1 block west on Nicholson. The hike and bike trail can take you to Houston downtown in under 15 minutes. How easy!

The house is a great layout for any number of residents. The third floor is both very private for its occupant and is spacious for work and relaxing. Unwind on the 3rd floor covered balcony and catch the sunset. The primary bedroom is also very private with a hallway that leads to the spacious bedroom with a gas fireplace. This bedroom looks over the fountain feature and the courtyard. The metal structures were inspired by a trip to the Getty Museum. The prolific Butterfly Vine which grows on the structures is filled with yellow blossoms all summer and dotted with light green “butterflies” in the fall. It dies back every winter but returns with full force in the spring. Have a plant question? Head on down to Joshua’s or Buchanan’s to get it answered and learn more.

The house has so much storage space. The kitchen alone has 42 cabinets and 14 drawers plus a large walk-in pantry. No need to climb the attic ladder to store those holiday decorations with both hall closets.

## THE SELLERS

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## Heights-Greater Heights



## Grocery Stores (Green)

1. H-E-B
2. Kroger
3. Whole Foods Market

## Entertainment: Blue

- Heights Theater

## Other Yellow:

1. Adore Dentistry
2. The Corner Vet at Houston Heights
3. North Durham Animal Hospital
4. Heights Hospital for Animals
5. Innovative Dentists of Houston
6. Bone on the Bayou
7. Venus Hair
8. Sola Salon Studios

## Restaurants (Blue)

- Hopdoddy Burger Bar
- Jeni's Splendid Ice Creams
- Squable
- Moon Rabbit
- Common Bond Bistro & Bakery
- JINYA Ramen Bar - Heights
- Waterworks
- Torchy's Tacos
- Harold's Restaurant, Bar, & Terrace
- Sweet Bribery
- Alice Blue

- 1Boomtown Coffee
- Goode Co. Kitchen & Cantina
- Blue stone Lane Houston Heights Café
- The Rice Box
- Collina's Italian Cafe
- The Burger Joint
- KA Sushi
- La Lucha
- Snooze, an A.M. Eatery
- Kin Dee Thai Cuisine
- Heights Bier Garten
- Trattoria Sofia
- Loro
- Hando
- Eight Row Flint
- Dish Society
- Kolache Shoppe
- EQ Heights
- Lola
- Savoir
- Heights & Co.



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**416 W 18th St, Houston, TX 77008-3912, Harris County**

APN: 020-117-000-0069 CLIP: 6071079861

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	<b>3</b>	<b>3</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	<b>2,877</b>	<b>3,300</b>	<b>2014</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Crowe Gregory	Tax Billing Address	416 W 18th St
Owner Name 2	Crowe Barbara L	Tax Billing City & State	Houston, TX
Owner Occupied	Yes	Tax Billing Zip	77008
DMA No Mail Flag		Tax Billing Zip+4	3912
Carrier Route	C050		

LOCATION INFORMATION			
Subdivision	Houston Heights Add	Topography	
School District Name	Houston ISD	Census Tract	5113.01
Neighborhood Code	Houston Heights (Mr)-8304.00	Map Facet	452-V
Township	Houston	Traffic	
MLS Area	9	Flood Zone Code	X
Market Area	HEIGHTS/GREATER HEIGHTS	Flood Zone Date	06/09/2014
Key Map		Flood Zone Panel	48201C0670M
Waterfront Influence			

TAX INFORMATION			
Parcel ID	<a href="#">020-117-000-0069</a>	% Improved	76%
Parcel ID		Exemption(s)	Homestead
Parcel ID	0201170000069	Tax Area	040
Lot #	8	Fire Dept Tax Dist	
Block #	121	Water Tax Dist	041
Legal Description	LT 8 BLK 121 HOUSTON HEIGHTS		
M.U.D. Information			

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$913,564	\$830,513	\$779,032
Assessed Value - Land		\$207,900	\$214,500
Assessed Value - Improved		\$622,613	\$564,532
YOY Assessed Change (\$)	\$83,051	\$51,481	
YOY Assessed Change (%)	10%	6.61%	
Market Value - Total	\$915,225	\$830,513	\$779,032
Market Value - Land	\$221,100	\$207,900	\$214,500
Market Value - Improved	\$694,125	\$622,613	\$564,532
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$18,692		
2021	\$19,356	\$664	3.55%
2022	\$21,292	\$1,936	10%

Jurisdiction	Tax Rate	Tax Amount
Houston ISD	1.0944	\$9,998.04
Harris County	.37693	\$3,443.50
Hc Flood Control Dist	.03349	\$305.95
Port Of Houston Authority	.00872	\$79.66
Hc Hospital Dist	.16221	\$1,481.89
Hc Department Of Education	.00499	\$45.59
Houston Community College	.09909	\$905.27
Houston City Of	.55083	\$5,032.18
<b>Total Estimated Tax Rate</b>	<b>2.3307</b>	

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Heat Type	Central



Land Use - County	<b>Res Imprvd Table Val</b>
Land Use - State	<b>Resid Single Family</b>
Lot Acres	<b>0.0758</b>
Lot Sq Ft	<b>3,300</b>
# of Buildings	<b>1</b>
Building Type	<b>Single Family</b>
Bldg Class	<b>R</b>
Building Comments	
Building Sq Ft	<b>2,877</b>
Gross Sq Ft	<b>2,877</b>
Above Gnd Sq Ft	<b>2,877</b>
Ground Floor Sq Ft	<b>1,218</b>
2nd Floor Sq Ft	<b>1,659</b>
Stories	<b>3</b>
Condition	<b>Average</b>
Quality	<b>Excellent</b>
Total Units	
Total Rooms	<b>10</b>
Bedrooms	<b>3</b>
Total Baths	<b>4</b>
MLS Total Baths	
Full Baths	<b>3</b>
Half Baths	<b>1</b>
Fireplace	<b>Y</b>
Fireplaces	<b>2</b>
Elec Svs Type	
Cooling Type	<b>Central</b>

Porch	
Porch Sq Ft	<b>84</b>
Patio Type	
Patio/Deck 1 Area	
Patio/Deck 2 Area	<b>126</b>
Parking Type	<b>Detached Frame/Concrete Block</b>
No. Parking Spaces	
Garage Type	<b>Detached Garage</b>
Garage Capacity	
Garage Sq Ft	<b>420</b>
Carport Sq Ft	
Roof Type	
Roof Material	
Roof Shape	
Roof Frame	
Construction	
Interior Wall	
Floor Cover	
Foundation	<b>Raised</b>
Exterior	<b>Frame Concrete Block/Brick</b>
Pool	
Pool Sq Ft	
Year Built	<b>2014</b>
Building Remodel Year	
Effective Year Built	<b>2014</b>
Other Rooms	<b>Rec Room</b>

FEATURES						
Feature Type	Unit	Size/Qty	Width	Depth	Year Built	
Base Area Upr	<b>S</b>	<b>525</b>				
Base Area Pri	<b>S</b>	<b>1,218</b>				
Open Frame Porch Upr	<b>S</b>	<b>84</b>				
Open Frame Porch Upr	<b>S</b>	<b>126</b>				
Open Frame Porch Pri	<b>S</b>	<b>126</b>				
Base Area Upr	<b>S</b>	<b>1,134</b>				
Det Garage Frame Or C b	<b>S</b>	<b>420</b>	<b>20</b>	<b>21</b>	<b>2014</b>	

Feature Type	Value
Base Area Upr	
Base Area Pri	
Open Frame Porch Upr	
Open Frame Porch Upr	
Open Frame Porch Pri	
Base Area Upr	
Det Garage Frame Or Cb	

Building Description	Building Size
Room: Bedroom	<b>3</b>
Fixtures: Total	<b>17</b>
Story Height Index	<b>3</b>
Room: Total	<b>10</b>
Room: Half Bath	<b>1</b>
Fireplace: Metal	<b>2</b>
Room: Full Bath	<b>3</b>
Room: Rec	<b>2</b>
Fixtures: Addl	<b>4</b>

SELL SCORE			
Rating	<b>Moderate</b>	Value As Of	<b>2023-01-15 04:43:17</b>
Sell Score	<b>592</b>		

ESTIMATED VALUE
-----------------

RealAVM™	\$976,000	Confidence Score	96
RealAVM™ Range	\$914,600 - \$1,037,500	Forecast Standard Deviation	6
Value As Of	01/03/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number		MLS Sale Date	
MLS Status		MLS Sale/Close Price	
Listing Area		MLS Contingency Date	
MLS D.O.M		MLS Withdrawn Date	
MLS Listing Date		Listing Agent	
MLS Current List Price		Listing Broker	
MLS Original List Price		Selling Agent	
MLS Status Change Date		Selling Broker	
MLS Pending Date			

MLS Listing #

MLS Status

MLS Listing Date

MLS Listing Price

MLS Orig Listing Price

MLS Sale Date

MLS Sale Price

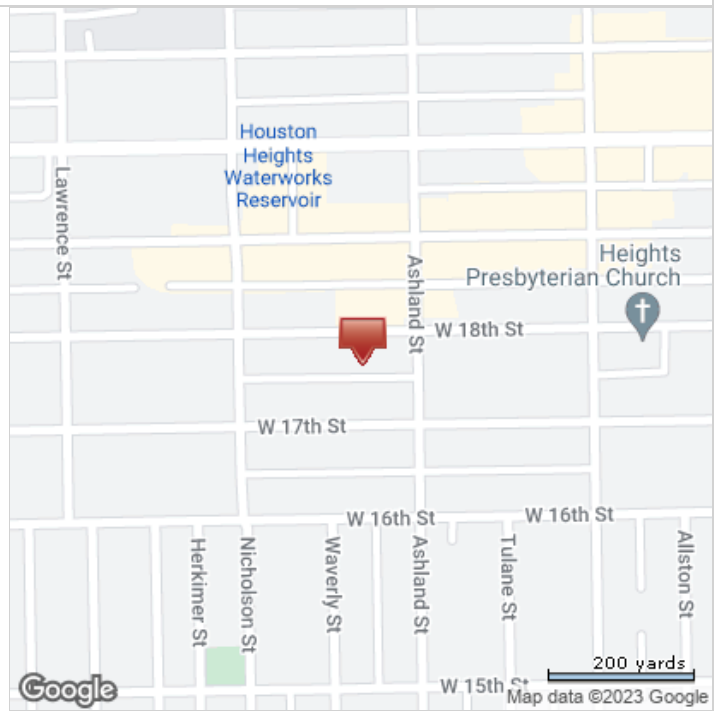
MLS Wthdr Date

LAST MARKET SALE & SALES HISTORY	
Recording Date	11/05/2018
Nominal	Y
Buyer Name	Crowe Gregory & Barbara L L/Tr
Buyer Name 2	
Seller Name	Crowe Gregory & Barbara L
Document Number	502242
Document Type	Special Warranty Deed

MORTGAGE HISTORY	
Mortgage Date	
Mortgage Amount	
Mortgage Lender	
Mortgage Code	
Borrower Name	
Borrower Name 2	

FORECLOSURE HISTORY	
Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lender Name	
Foreclosure Case #	

PROPERTY MAP



\*Lot Dimensions are Estimated

# UTILITIES

## Monthly Electric Bill Average:

Winter: \$130  
Summer: \$200

## Monthly Water Bill Average: \$90

## Monthly Gas Bill Average

Winter: \$67  
Summer: \$50

## Utility Item

## Year

### Air conditioning Unit/Heat

Style:  
Electric Central AC/ Gas Central Heat 2015

Brand: Lennox

HVAC Condenser last service 2023  
HVAC Evaporator Coils last service 2023  
HVAC Primary Heat Exchanger last service 2023

Hot Water Heater Brand/Style: Navien 2021

Roof Type: Composition 2015

Electrical: 2015

Refrigerator, Microwave and bev. fridge: Viking 2015  
Convection Ovens: Qty=2 Viking 2015  
Dishwasher: Bosch 2023  
Cooktop: 5 burner -Thermador 2023



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# COMPASS

# PROBSTFELD & ASSOCIATES

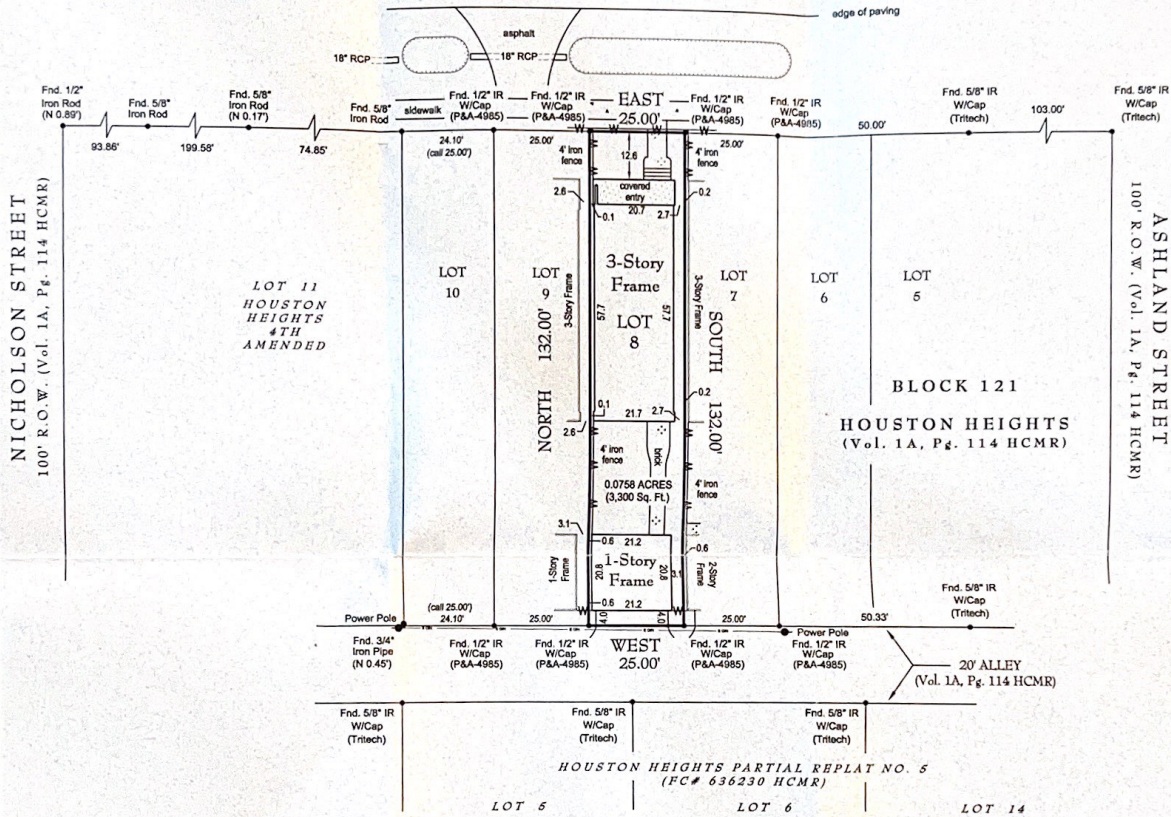
## PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233

REFERENCE ONLY

ALL BUYERS SHOULD GET THEIR OWN SURVEY

WEST 18th STREET  
70' R.O.W. (Vol. 1A, Pg. 114 HCMR)



**NOTES:**

1. Lot subject to conditions of that certain common area utility and drainage easements and restrictions as set forth under Harris County Clerk's File No. 20130344454
2. Lot subject to conditions of that certain common area easement and restrictions as set forth under Harris County Clerk's File No. 20130411035
3. Consent to encroach granted to Southwestern Bell Telephone Company as set forth under Harris County Clerk's File No. 20140023193 does not apply to the above shown tract.
4. Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown.
5. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
6. All bearings are based on the South right of way line of West 18th Street.

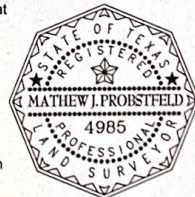
**PLAT OF PROPERTY**

FOR: **GREGORY C. CROWE & BARBARA L. CROWE**  
 AT: **416 W. 18th ST. • HOUSTON, TX**  
 LGL: **LOT 8, BLOCK 121**  
**HOUSTON HEIGHTS**  
**VOLUME 1A, PAGE 114 OF THE MAP RECORDS OF**  
**HARRIS COUNTY, TEXAS**  
 SCALE: **1" = 30'**  
 DATE: **10/4/2013** REVISED DATE: **9/1/2015**

This Property **DOES NOT** Lie within the designated 100 year floodplain.  
 PANEL NO: **48201C 0670 M**  
 ZONE: **X** EFF. DATE: **6/9/2014**  
 BASE FLOOD ELEVATION: **N/A**  
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT  
 PROVIDED BY: **VERITAS TITLE**  
 GF#: **15016636 (8/24/2015)**

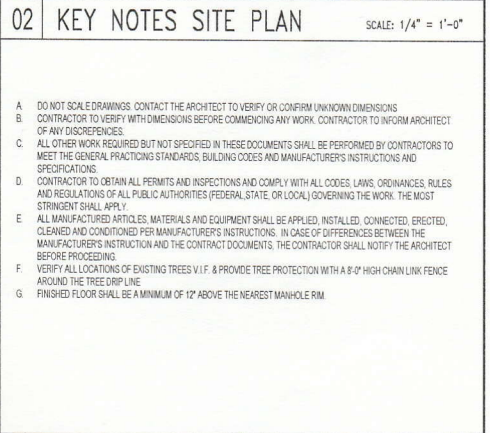
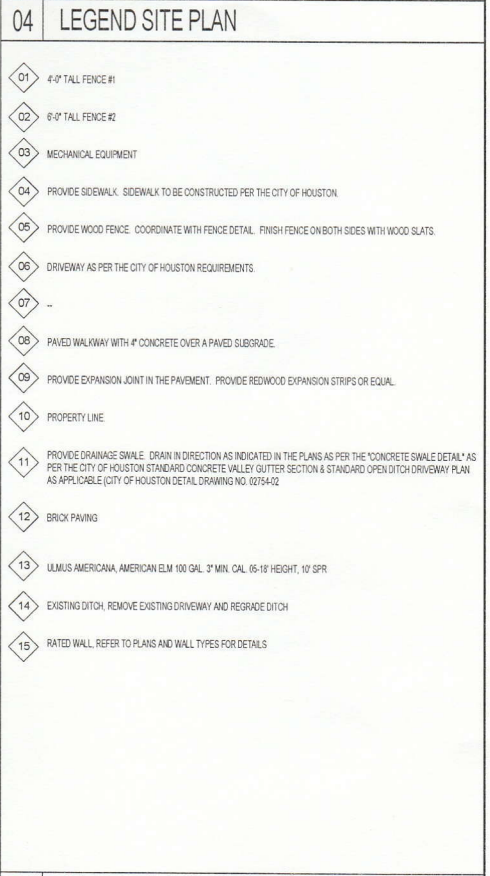
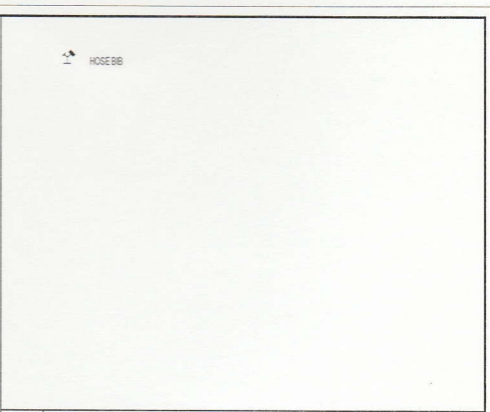
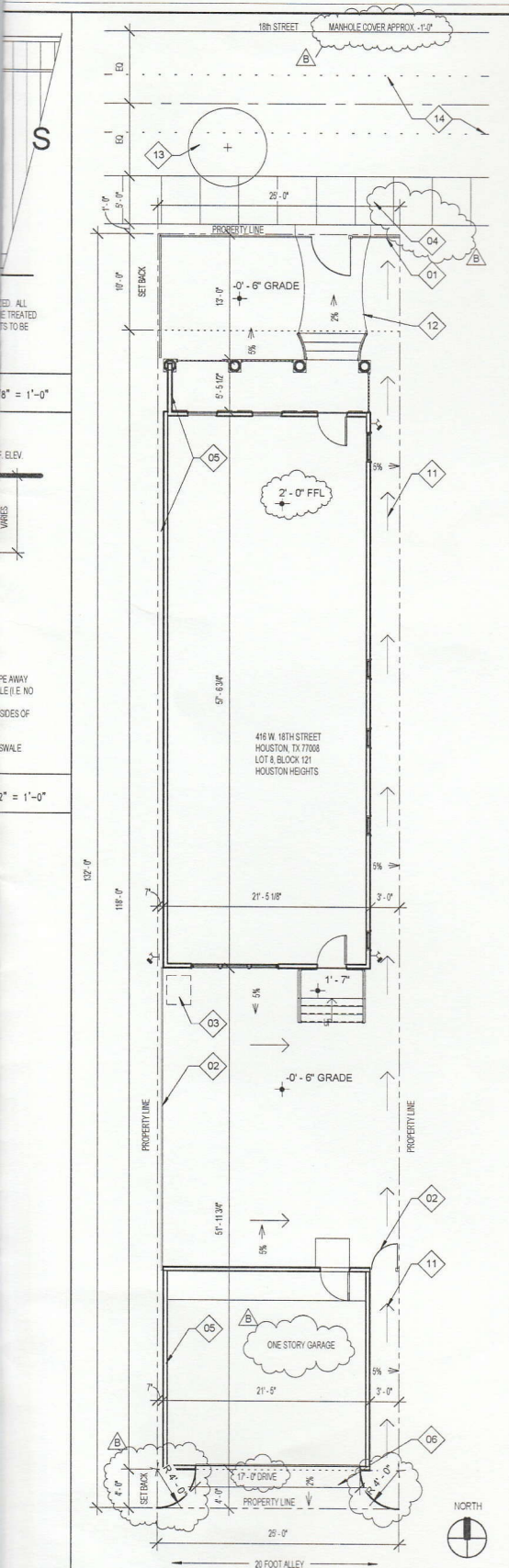
I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground, under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.



**MATHEW J. PROBSTFELD**  
 Registered Professional Land Surveyor  
 State of Texas No. 4985

JOB # **540-300** DRAWN BY: **DP**

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

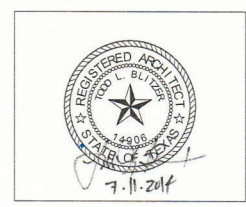


05 SITE PLAN SCALE: 1/8" = 1'-0"

01 GENERAL NOTES SITE PLAN

REVISION ISSUES		
NO.	DATE	DESCRIPTION
A	JUNE 9, 2014	ISSUE FOR PERMIT
B	JULY 11, 2014	REVISED FOR PERMIT

MIRADOR GROUP INC.  
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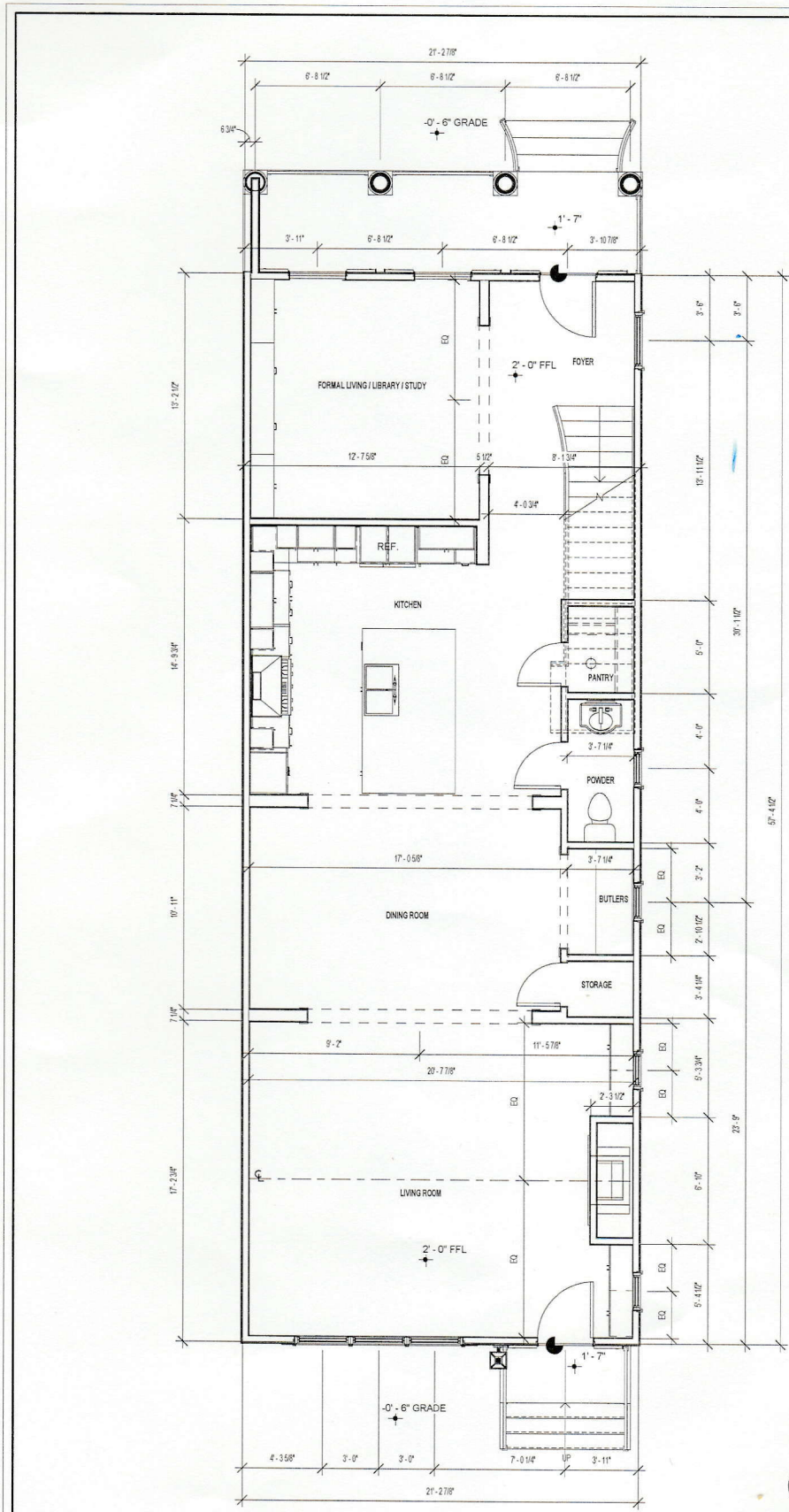
**HOME PLAN - 05**  
**416 W. 18th St.**  
**HOUSTON TX, 77008**

**mirador group, inc.**  
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PROJECT NO:	13-103
HOME PLAN - 05	
DATE:	JUNE 9, 2014
DRAWN BY:	CHECKED BY:
CB	TLB
FILE NAME:	C:\Users\emad@mirador\Documents\13-103 - Rohn and Wright Heights - Home 05 - 0416_amaadonna.rvt

**SITE PLAN**

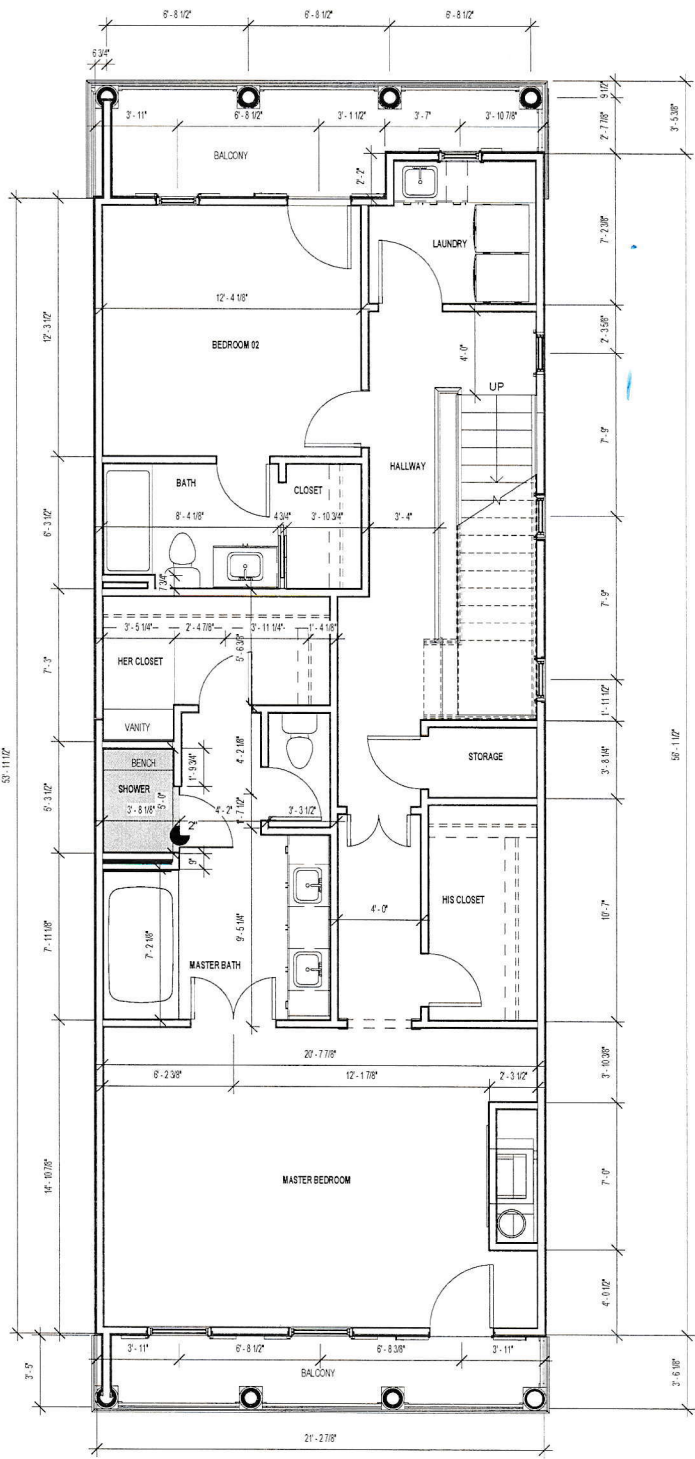
**A-100**



17 FIRST FLOOR DIMENSIONS PLAN

SCALE: 1/4" = 1'-0"

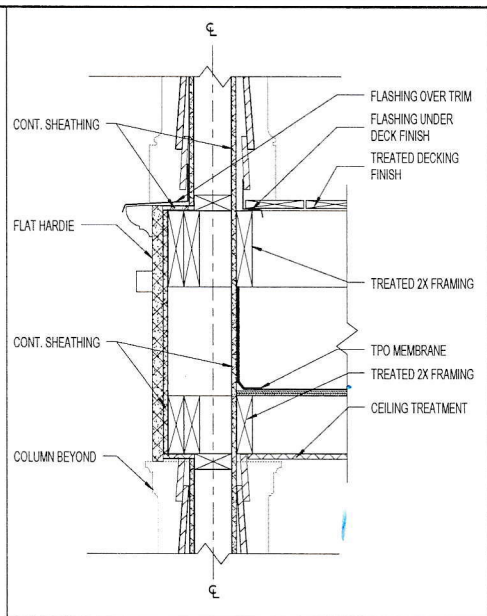




17 SECOND FLOOR DIMENSIONS PLAN

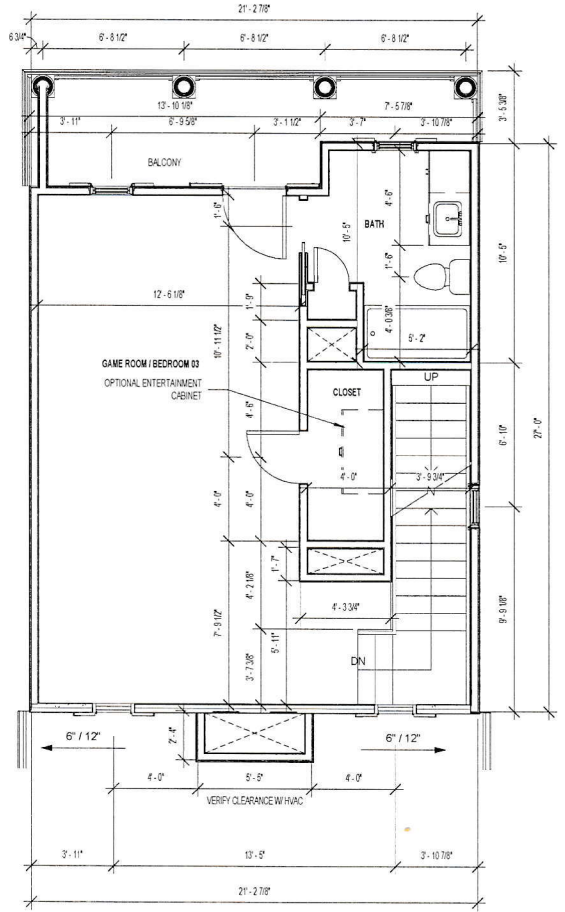
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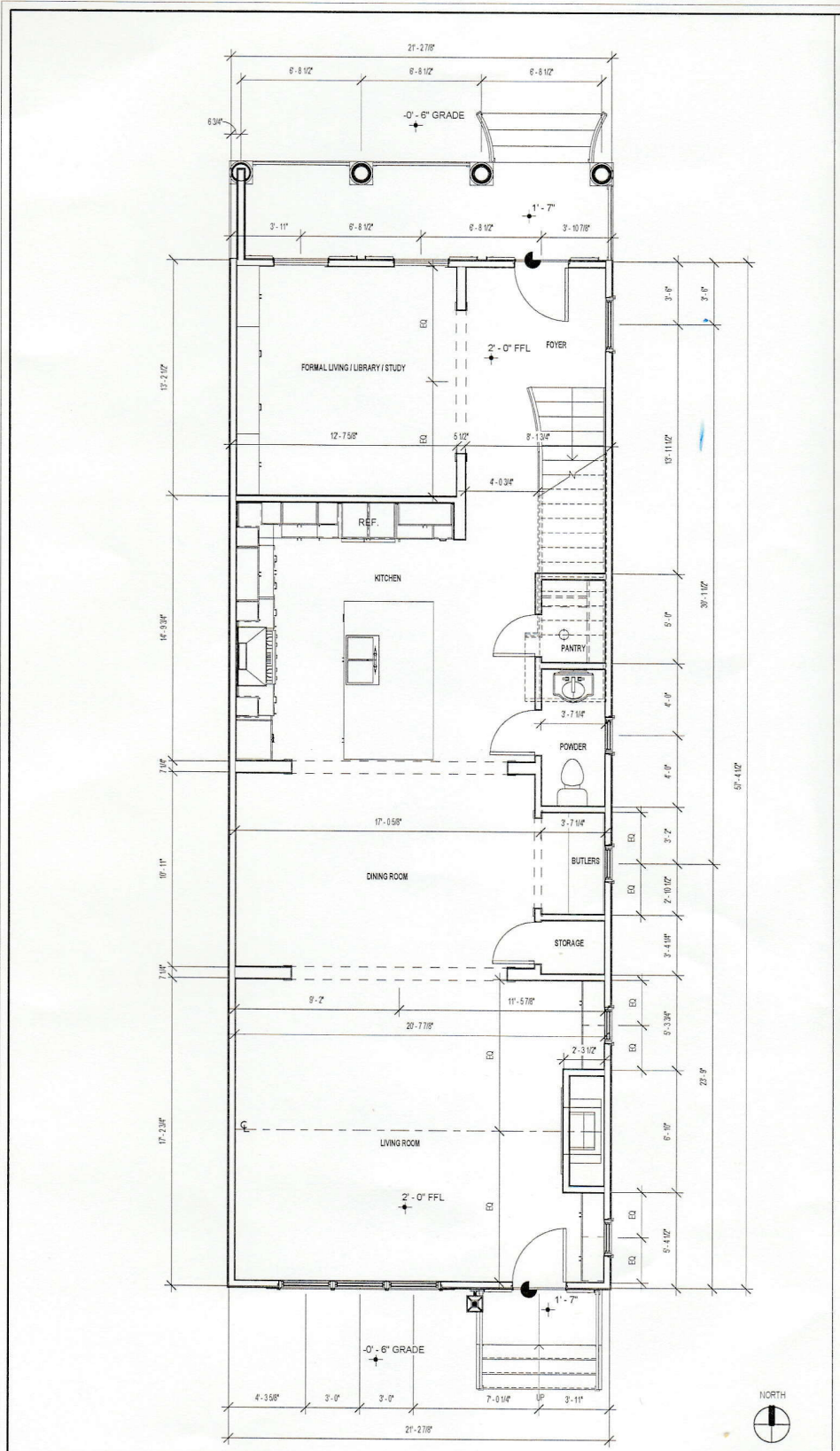
12 FIREWALL @ BALCONY EDGE

SCALE: 1/2" = 1'-0"



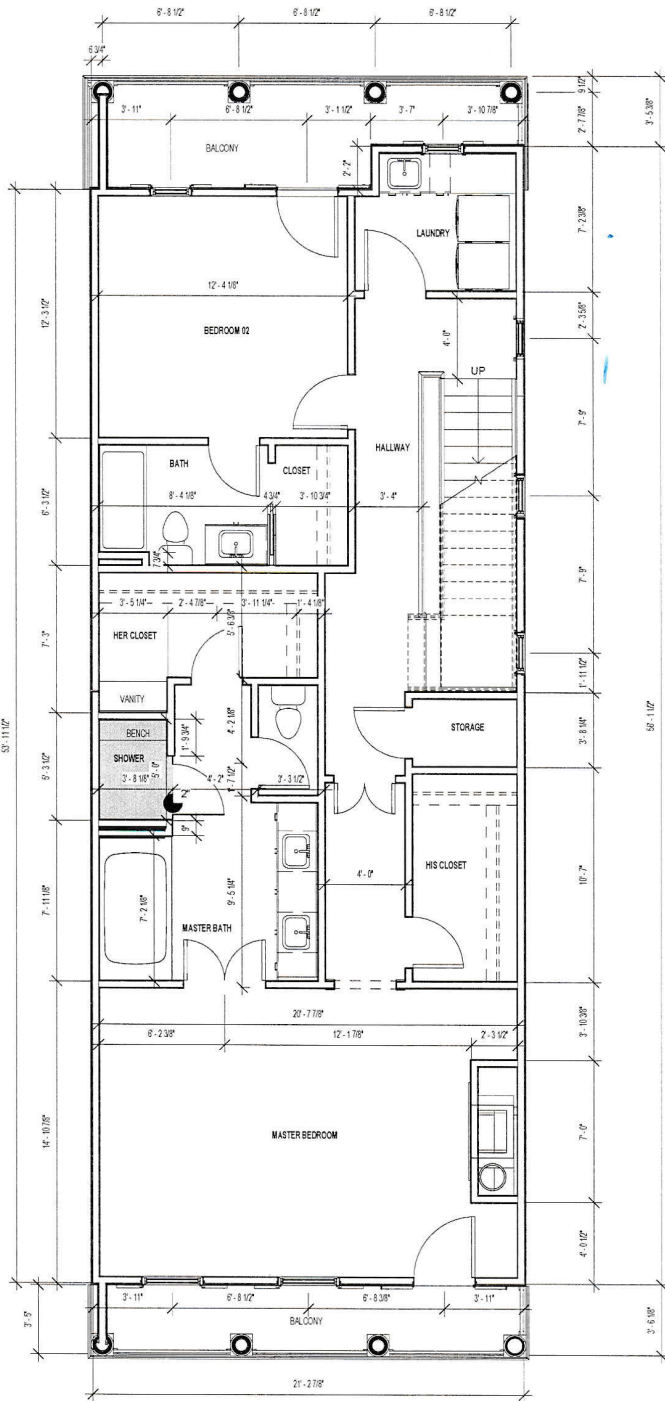
17 THIRD FLOOR DIMENSIONS PLAN

SCALE: 1/4" = 1'-0"



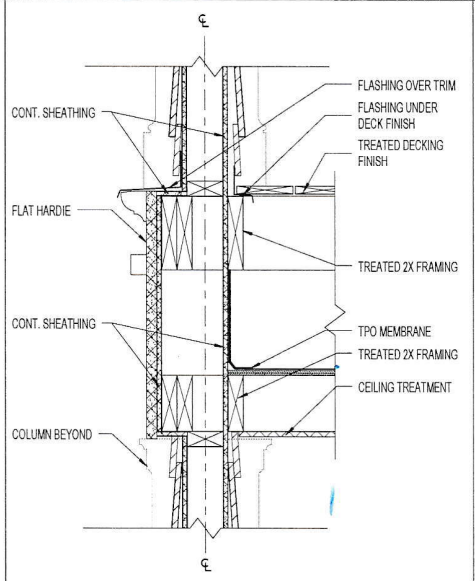
17 | FIRST FLOOR DIMENSIONS PLAN

SCALE: 1/4" = 1'-0"

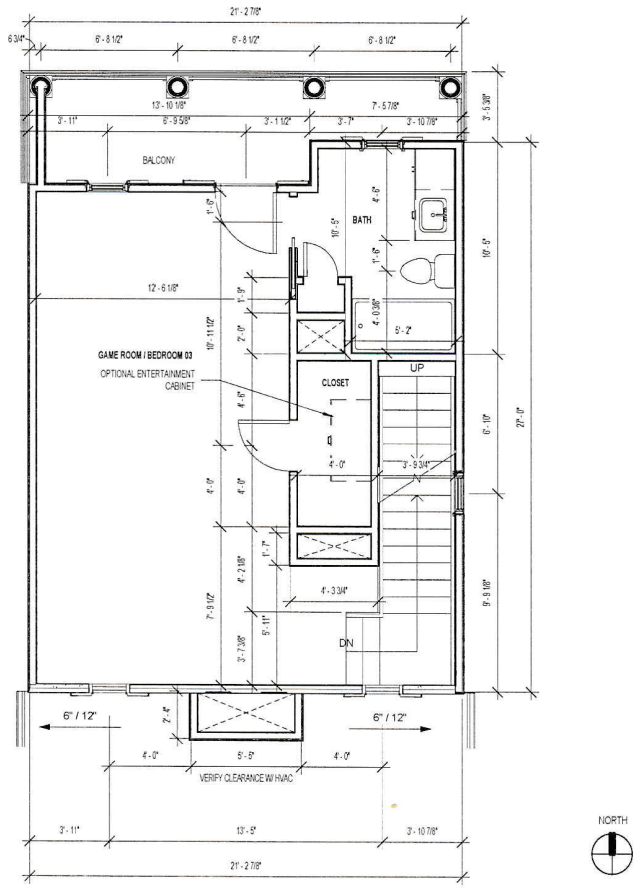


17 SECOND FLOOR DIMENSIONS PLAN

SCALE: 1/4" = 1'-0"



**12 FIREWALL @ BALCONY EDGE** SCALE: 1/2" = 1'-0"



**17 THIRD FLOOR DIMENSIONS PLAN** SCALE: 1/4" = 1'-0"



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To: Prospective Buyer(s)

From: Compass RE Texas, LLC (Broker)

Property Address: 416 W 18th St, Houston, TX 77008

Date: July 7, 2022


(1) Broker obtained the attached information, identified as All documents attached to the listing  
from Other various sources

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: N/A

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Compass RE Texas, LLC

Broker

By:  *Yenny Mattei* 03/04/23  
**Yenny Mattei**

Receipt of this notice is acknowledged by:

Signature \_\_\_\_\_ Date \_\_\_\_\_  
**Prospective Buyer(s):**

Signature \_\_\_\_\_ Date \_\_\_\_\_