



1714 Ashland | Unit 106
An exceedingly rare
opportunity to experience
urban, walkable luxury at
historic Bell Heights.

Unit 106

Bell Heights

2 Bedrooms

2 Bathrooms

Study

2302 sf living space + 216 sf terrace

Originally built 1957

Adaptive redevelopment in 2016

Offered at \$995,000

There is no rarer opportunity to experience urban luxury in Houston than a unit at Bell Heights at 1714 Ashland. Unit 106 is now offered as one of the few units to become available again since the adaptive reuse was complete in 2016. This unit is even more precious opportunity to call Bell Heights homes with its uncommon finishes like original circa 1950s polished concrete floors, plus 14.5' ceilings adorning the timelessly stylish 2248 square foot unit. Bell Heights is the ambitious reinterpretation of a former Southwestern Bell building into a walkable enclave of the historic 19th Street Shopping & Dining District.

Redeveloped in 2016 by trusted luxury visionaries Rohe & Wright Builders, the project reflects their commitment to quality craftsmanship, quality of life, and distinctive living concepts. Meanwhile, community amenities like a quarter-acre private rooftop park makes this lock-and-leave living like none other in Houston.







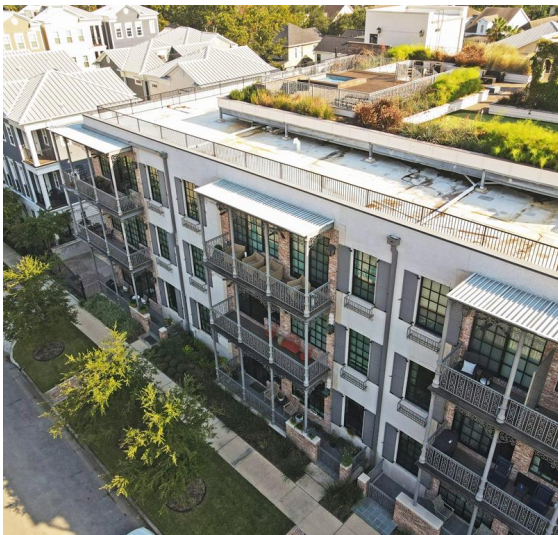
A luxury enclave with amenities inside and out



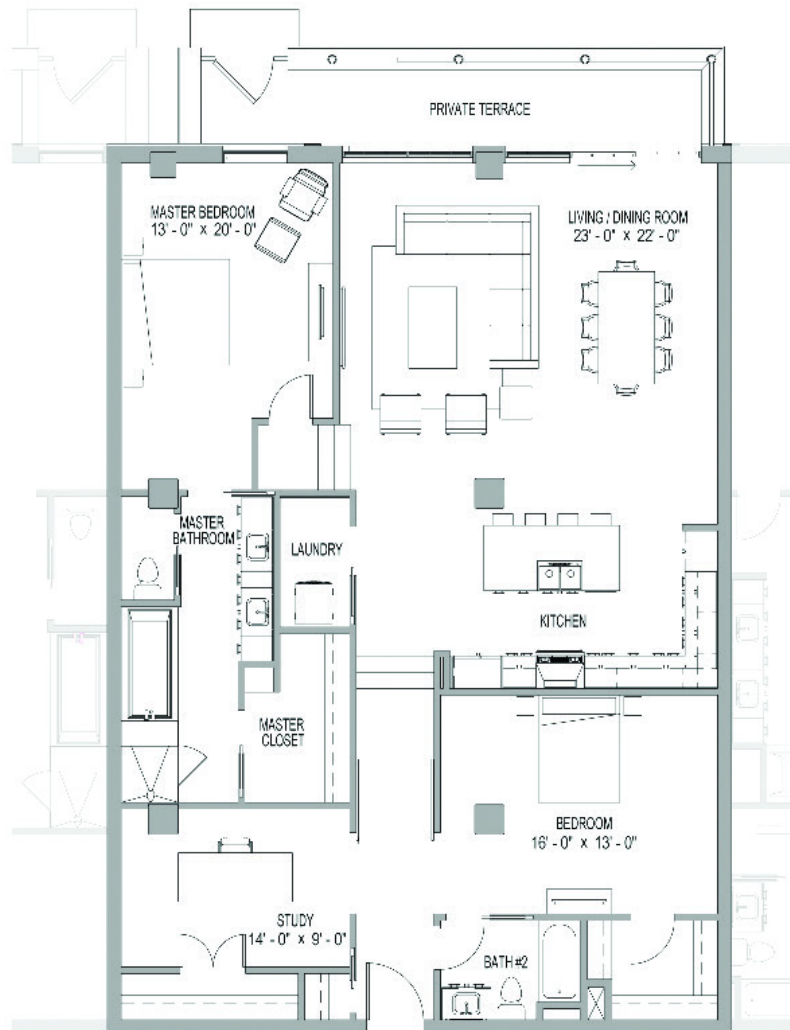
Not only does this brilliant adaptive reuse of the mid-20th century commercial building imbue striking style inside and out, the solid concrete structure provides thermal mass ideal for the Houston climate, keeping the unit warm in the winter and cool in the summer. As an example, during the freeze of 2021 the inside temperature of Unit 106 never dropped below 67 degrees. That's just one slice of what makes this listing altogether unique in every single way.



Other building and community amenities...

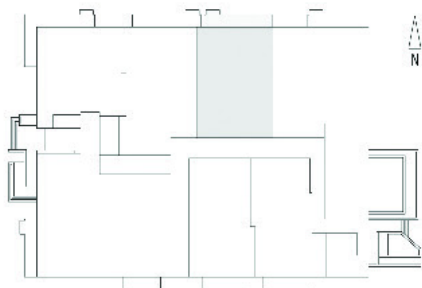


- Bell Heights is the only mid-rise condominium building in the Historic Heights
- 10,000 square foot roof top terrace complete with plunge pool spa, multiple sun decks, putting green, outdoor grill, TV and panoramic views of Houston including our beloved Downtown skyline
- Pet-friendly with multiple other turfed private parks within the community's gates, pet-friendly and with seating to enjoy the environs with privacy and security plus a well-appointed private gym
- Recently upgraded Brivo Integrated Access Control with an intercom and camera system to provide enhanced door and auto gate access control
- Improved security with cameras and access controls that can be updated effortlessly from your smartphone for guests and visitors
- Other hallmarks of true lock-and-leave peace of mind like a mailroom, recently upgraded LED hallway lights, and new hot water heater
- Two garage storage units attached to assigned parking places



UNIT 106

SCALE: 1/8" = 1'-0"



2 BEDROOM, 2 BATHROOM, STUDY
INTERIOR: 2,032 SF
EXTERIOR: 216 SF
TOTAL: 2,248 SF

An unforgettable loft concept with timeless custom upgrades

- Private 216 sf New Orleans-inspired garden terrace off the main living area
- The only unit at Bell Heights with the original polished concrete floors throughout, plus one of only two units that have 14.5 foot ceilings
- Entire north-facing wall covered with double-pane, insulated windows set in black metal and a 10-foot sliding glass door
- Timeless finishes like a brick accent wall in the living area and kitchen and bath countertops clad in statuary marble
- Conveying with the property, stunning custom fixtures in the dining and living area from Julie Neill lighting, hand-crafted in New Orleans
- Also included, the French turn-of-the-century kitchen foyer fixture, the Belgian circa 1930 Art Deco foyer fixture, and bathroom sconces by New Orleans designer Paul Guer
- Locally designed and crafted Pruitt-Littleton custom crown molding over the open concept living/dining area



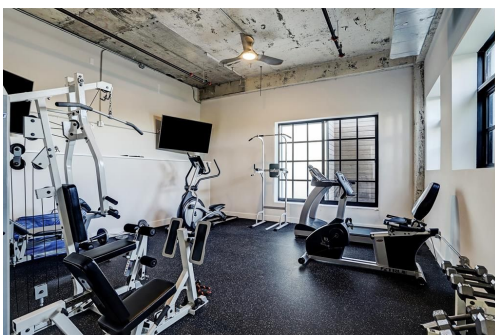
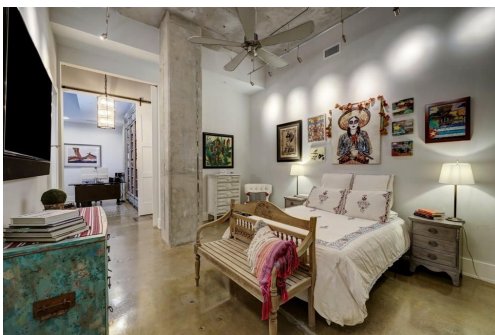




Design which effortlessly blends the old and new



- Other irreplaceable design elements conveying with the unit include the large 19th century wrought-iron demilune window frame from France inlaid with antique mirror and turn-of-the-century brass fixtures in the secondary bathroom
- Study upgrades include the locally designed and crafted Pruitt-Littleton custom floor-to-ceiling Art Deco style built-in bookcase and state-of-the-art LED Chroma Control Technology lighting, which provides a full spectrum of natural light. The color temperature can be adjusted ranging from cool, bright white light to warm, sunny yellow.
- Control4 Home Automation with wireless sound in the living, dining, kitchen, study, and primary and secondary suites, plus automated lighting throughout
- Automated shades to include blackout shades in the primary suite, a wall-mounted iPad, Smart TVs, and smart climate control all contribute to this home's exceptional livability
- Cabinet upgrades in the primary suite bath, custom built closets in both suites and the study
- Built-in wine cooler





More than a home, this unit is a distinct, elevated lifestyle

- With a Walkscore of 87, Bell Heights is one block away from the Heights Hike & Bike Trail, which can transport you to other neighborhood hotspots like Heights Waterworks, Heights Mercantile, and M-K-T...each chock full of fresh, local dining and shopping.
- One block away from the historic 19th Street Shopping & Dining District, home to the iconic Heights Theater, which keeps a steady stream of entertainment within walking distance. You could walk home for a drink at intermission!
- That's not to mention first-rate shopping from local boutiques like Manready Mercantile and Emerson Rose, inventive restaurants like Alice Blue and Harold's as your neighborhood haunts
- In the Houston Heights proper, an original "garden suburb" of early Houston and formerly its own city. Founded in 1890 by O.M. Carter the vision for the Houston Heights was to create a community where successful entrepreneurs and working people alike could live and work, in health and safety, as neighbors.
- Enjoy the First Saturday Arts Market, Houston's original monthly outdoor art market, has featured dozens of visual artists monthly, showcasing their work in the Historic Heights since March of 2004.
- Nearby Opera in the Heights (Oh!), a professional regional company started in 1996, exists to provide a stage for emerging artists and to bring affordable and accessible opera to the Greater Houston area.

