

2322 Elmen Street, Houston 77019

2520 ft² interior living space, 5000 ft² lot (50'x100'),

700 ft² garage (24'x30') with car lift,

3 bedrooms, 3 full bathrooms (2 up, 1 down)

Office, Living room, Dining room, Kitchen

- Between 2014 and 2015, 2322 Elmen was gutted to the studs and totally rebuilt which included expanding the second story of the house.
- Care was taken to preserve the character of the house and retain some of its original design elements.
- Local architecture and engineering firms handled the new design and structural engineering necessary to comply with modern building codes.
- Under the house, structural steel was used to reinforce existing wood beams and an additional beam and piers were installed per engineering specifications.
- All wall cavities are fully insulated with open cell spray foam.
- The attic roof is insulated with 6-8 inches of spray foam which means the HVAC equipment in the attic is running in conditioned space versus 130+ degree air that is typical in Houston summer heat.
- The underside of the first floor has 2-4 inches of closed cell spray foam which acts as a vapor barrier from the moisture under the house and provides excellent insulation.
- Gas fireplace installed and will operate without electricity if power goes out.
- Dual pane, LowE windows were installed throughout the house and garage.
- Kitchen features IceStone countertops, stainless steel Dacor appliances (dual oven), Kitchen Aid french door refrigerator, Uline built in wine cooler, and Marmoleum floor.
- Upstairs laundry room features Whirlpool Duet Steam front load washer and dryer.
- Recessed lighting w/LED bulbs in kitchen, dining room, master bedroom and bathrooms.

- 5 Solatubes provide natural light on the second floor.
- The house was completely rewired during the restoration.
- Solid wood trim was custom milled to reproduce all of the original window, door and baseboard moulding. Original oak hardwood floors throughout.
- Cat 6 wiring was installed throughout the house and garage.
- The house has all new plumbing lines and fixtures throughout; Blanco stainless steel sinks in the kitchen, Kohler sinks in the baths, Toto toilets and Hansgrohe fixtures throughout.
- Silestone quartz bathroom countertops, dual sinks in master bathroom
- HVAC systems were all replaced in 2015 with a two zone system, coils updated in 2020.
- The house features a 700 sq ft garage that is attached to the house via a breezeway.
- The garage was constructed in 2010, is fully insulated (2x6 walls), wired and plumbed.
- The garage features a 2 post, 9000# automotive lift, 3-220v circuits, ½ bath

No flooding or leaking during Allison, Ike or Harvey. No frozen pipes.

Historic information: 2322 Elmen Street served as the home of the Women for Justice Charity from 1988 through 2006

Additional features:

- Original doors and hardware – restored/refinished
- Original cast iron pedestal sink, first floor bath– refinished
- Original medicine cabinet, first floor bath – restored/refinished
- Original phone nook – restored/refinished
- Original built-in ironing board cabinet, laundry room - restored/refinished
- Original glass door kitchen cabinets, laundry room – restored/refinished
- Period Art Deco fireplace wall sconces

- Cedar closet in first floor bedroom
- All wood, high end Kraft Maid kitchen cabinets, soft close hardware throughout
- Select Blinds (honeycomb-cellular) top down - bottom up throughout house
- 4 camera POE (power over Ethernet) system with 2 GB NVR