



*For Sale*

## RICE MILITARY GARDEN DELIGHT REJOICES WITH STYLE, OPEN PLAN

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Divine for its garden-centric design; this Mediterranean three bed/three and a half bath celebrates manicured courtyard views via arched pass throughs, balcony overlooks of paver stone pathways, patio, drive; tiered fountain, topiary-cut trees. Tray ceilings, open plan expand outdoor sight lines.

214 MALONE STREET | HOUSTON, TX 77007





## CURATED DETAILS, STORAGE ELEVATE HEART-OF-TOWN THREE STORY

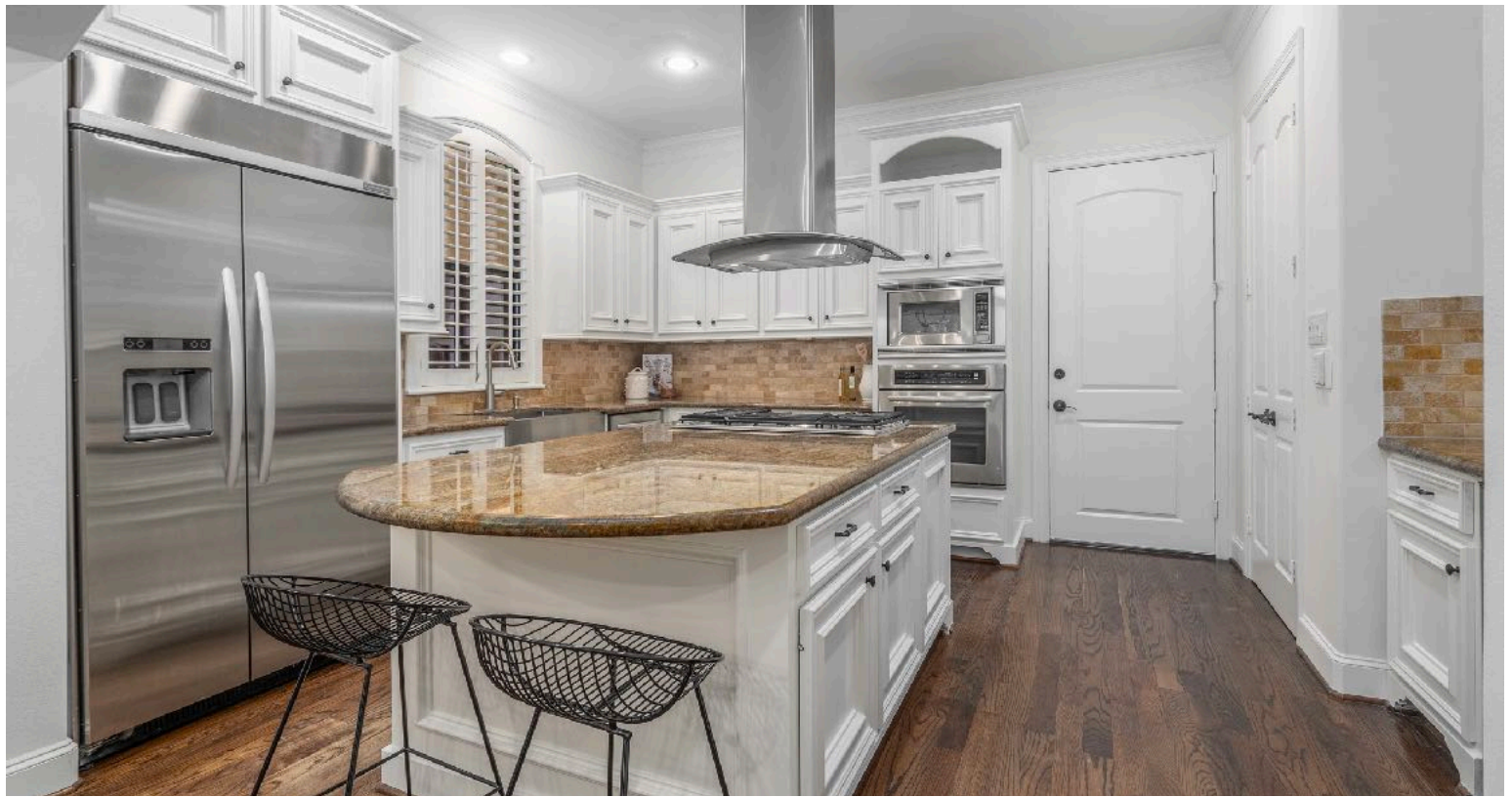
Well-planned luxury touches abound: plantation shutters, hardwoods/natural stone, classic granite counters/stone backsplash, oil-rubbed bronze hardware, prominent crown/base molding, hand-crafted millwork/built ins, scrolling interior/exterior ironwork. "Yes Chef," says the kitchen: stainless suite of KitchenAid appliances (five-burner cooktop, oven, microwave, dishwasher, refrigerator); apron-front farm sink; beverage bar with

glass front uppers, wine cooler/bottle storage; reach-in pantry with tall, top shelf/door condiment racks. Undermount lighting, maximum cabinet capacity. Main suite: bedroom fits king bed, seating, side pieces; bath enjoys soaking tub; walk-in shower; double sinks; coffee cubby. Stretch limo-like main closet adjoins laundry room with wet sink, both with storage aplenty. Flex space. Heatilator natural gas fireplace. Rice Military.









## FEATURES AND UPGRADES

### SIGNATURE FEATURES

Mediterranean-Influenced Three Story With Scrolling Exterior and Interior Ironwork, Terra Cotta Roof, Stone/Hard-Coat Stucco Façade Garden-Focused Design With Manicured Courtyard Views; Paver Stone Drive, Pathways and Patio; Tiered Fountain and Topiary-Style Trees

Premier Rice Military Location, Situated One Block North of Memorial Drive and Moments From Hike and Bike Trails, Memorial Park Amenities, Art Venues, Dining

Luxury Touches: Plantation Shutters, Hardwoods and Natural Stone; Prominent Crown and Base Molding; Hand-Crafted Millwork; Storage Aplenty

### KITCHEN & OPEN PLAN

Stainless Steel Suite of Kitchenaid Appliances (Five-Burner Cooktop, Oven, Microwave, Dishwasher, Refrigerator); Zephyr Overhead Range Vent; Apron-Front Farm Sink

Maximum Cabinet Capacity: Pull-out Sliding Organizers Including Pot and Lid Racks; Baking Tray Dividers; High-Functioning Island With Ornamental Footing; Beverage Bar With

Glass Front Uppers, Wine Cooler, Bottle Storage; Double-Door Reach-in Pantry With Tall, Top-Shelf Storage and Condiment Racks

Classic Granite Counters With Stone Backsplash; Oil-Rubbed Bronze Hardware; Under-Mount Lighting

Series of Arched Pass Throughs, Arched Cupboards and Tray Ceiling To Emphasize Outdoor Sight Lines, Sweeping Open Plan; New Ironwork Chandeliers, Recessed Lighting

Hearth of the Home: Heatilator Natural Gas Fireplace With Faux Log Assembly, TV Wall Mount-Ready, Built-in Bookcases With Glass Shelving, Transom Windows

### BEDROOMS, BATHS & LAUNDRY

Primary Suite: Bedroom Fits King Bed, Seating Areas, Armoires, Side Pieces; Tray Ceiling, French Doors to Balcony With Courtyard Overlook; Bath With Neutral Stone Floor/Tiling, Granite Counters; Soaking Tub, Walk-in Shower With Pebble Inlay Floor, Double Sinks; Coffee Station Cubby With Beverage Cooler

Stretch Limo-Esque Main Closet With Assorted Shelves, Drawers, Hanging Storage; Adjoins Well-Outfitted Laundry Room With

Wet Sink, Folding/Hanging/Shelving Storage, Full-Sized Washer/Dryer Space; Separate Laundry Entry From Hallway

Three Roomy, Window-Filled Secondary Bedrooms (One With French Balcony Doors) With Wide Crown and Floor Moldings, Plantation Shutters and Storage-Friendly Closets

Two Secondary Baths With Neutral Stone/Tile Theme, Tub/Shower Combos; Footed Vanity Cabinets; Half Bath With Extra-Wide Beveled Vanity

Third Story Flex Space for Office/Game Room or Guest Quarters, Connected to Secondary Bedroom and Bath

### EXTERIOR, MECHANICAL & TECHNOLOGY

Two-Car Garage With Recent Epoxy Coated Floor and Private Drive;

Liftmaster Wall Mount Wi-Fi Garage Door Opener Model 8500W (2019), Garage Door Springs (2021)

Upstairs A/C Condenser and Compressor, Two-Ton Unit (2022); Smoke Detectors (2023); Interior Paint (2023); Exterior Paint on Siding, Wrought Iron Details (2023), Privacy Fence Replacement (2023)

Cat 5 Wiring Throughout

Ubiquity Unify Wireless Access Points

Integrated 5.1 Surround Sound in Living Room and Game Room; Integrated Audio in Primary Bedroom and Bathroom; Connected Bose Back Patio Speakers

EcoBee Smart Thermostats on all Levels

Security System With Cameras Monitoring Front, Side Walkway, and Rear Patio

### NON-REALITY ITEMS

*With an Accepted Contract the Following non-Reality Items Will Convey With the Sale of the Home:*

- ✦ Kitchen Refrigerator
- ✦ Kitchen Wine Fridge
- ✦ Beverage Cooler in Main Bath
- ✦ Backyard Weber Genesis Natural Gas Grill
- ✦ Security System Network Video Recorder

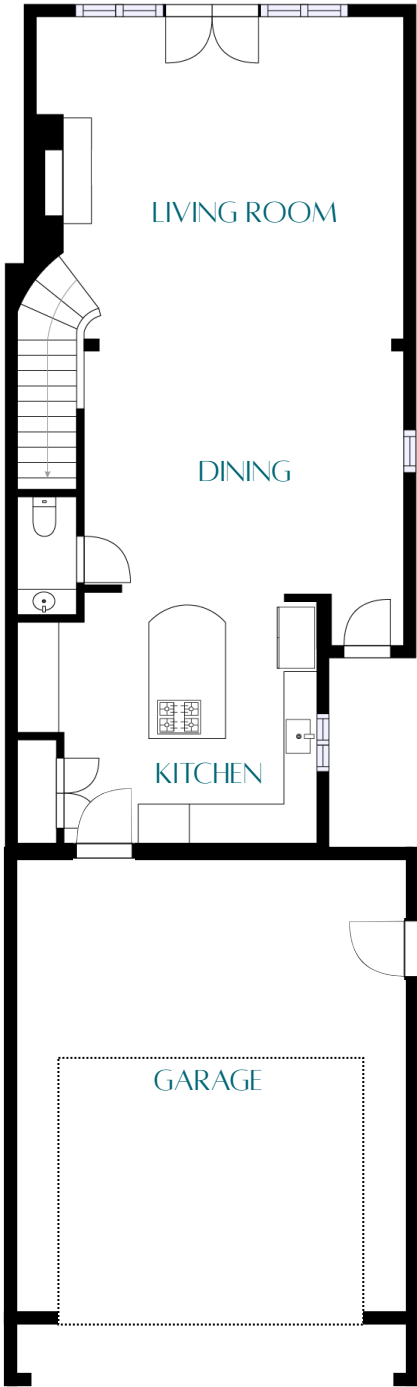




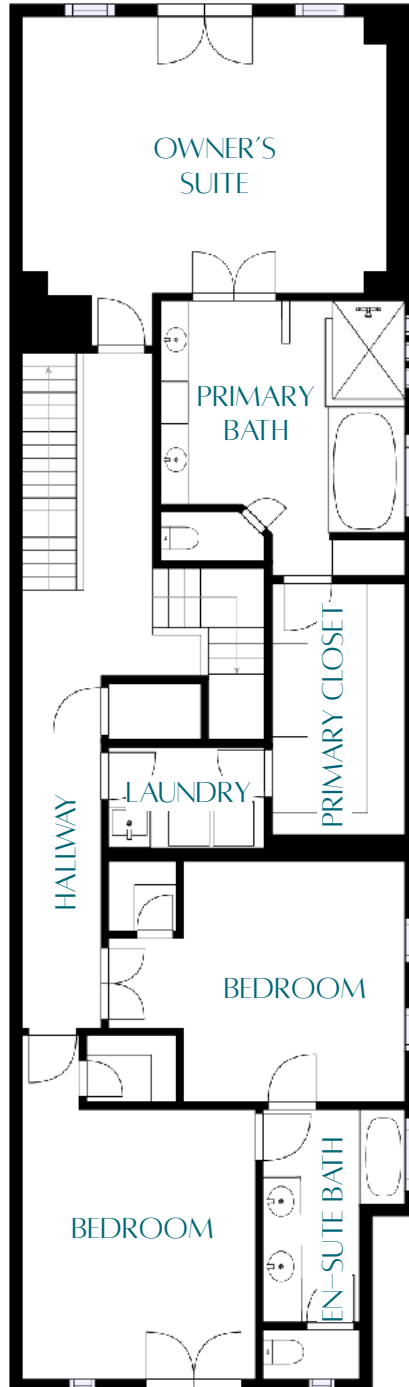


# FLOOR PLAN

The thoughtfully-designed residence at 214 MALONE STREET boasts a floor plan BUILT FOR COMMUNAL GATHERINGS that also has plenty of QUIET PLACES TO TUCK AWAY for private time.



FIRST FLOOR



SECOND FLOOR

Scan for a  
3d tour



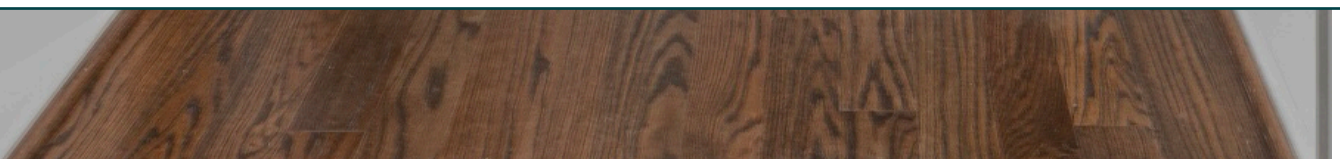
THIRD FLOOR



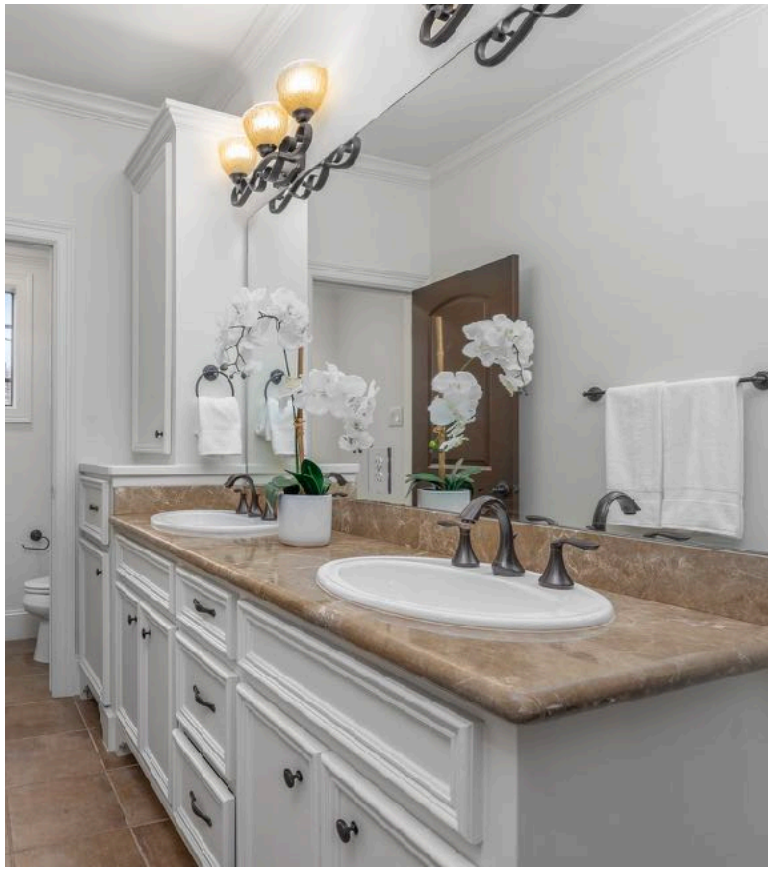


*Come home to*  
**214 MALONE STREET**

*You'll get flowing spaces, beautiful finishes, and seamless indoor/outdoor living all on the doorstep of Houston's flagship Memorial Park in a neighborhood envied for its great commutes and walkable amenities.*











## RICE MILITARY

Located in Houston's Inner Loop, Rice Military is a highly accessible neighborhood, just 15 minutes away from Downtown and the Galleria. The neighborhood is well-known for its proximity to major roads, parks, and recreational areas, as well as its top-performing schools. Residents enjoy great retail, entertainment, and dining options, with many restaurants, bars, and shops just a short walk away.

Rice Military has a rich history, with its name originating from nearby Camp Logan, a World War I-era training camp for the U.S. Army. Today, the neighborhood has undergone significant redevelopment and is a desirable area for young professionals and families alike. The area's property values have steadily increased, and residents have worked hard to solidify the neighborhood's position as a great place to call home. An active civic club provides private security patrols in many parts of the neighborhood.

Overall, Rice Military is a vibrant and dynamic neighborhood, offering a great mix of urban living, outdoor activities, and fantastic amenities. Whether you're looking for great schools, a short commute to work, or easy access to Houston's best restaurants, shops, and flagship parks, Rice Military has something for everyone.

*With a great location and plenty of amenities,  
you'll love coming home to Rice Military.*





# NEIGHBORHOOD GUIDE

*Your new home is close to all the essentials and popular spots. Here are a few of our top recommendations in Rice Military.*



## RESTAURANTS

Federal American Grill  
Barnaby's Cafe  
Killen's  
Rare  
Miyako  
Laurenzo's Restaurant  
Black Walnut Cafe



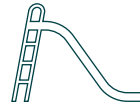
## SHOPS & ESSENTIALS

Sprouts Farmers Market  
H-E-B  
Whole Foods Market  
Washington Central  
Target  
Kroger  
The Shops at Memorial Heights



## BARS & COFFEE

The Sporting Club  
The Coffee House at West End  
Sugar Room  
Bayou Heights Bier Garten  
Ladybird's  
The Yellow Cup  
Citizens



## PARKS & ENTERTAINMENT

Spotts Park  
The Gordy  
Buffalo Bayou Park  
Johnny Steele Dog Park  
Art Car Museum



## HEALTH & WELLNESS

Urban Fit Yoga  
CYCLEBAR  
Bounce Hydration  
Massage Heights



## SALONS & SERVICES

Polish Parker and Roe  
Salon Vive  
Bayou City Smiles  
Satori Salon  
Le Blanc Salon and Spa

*Scan to explore our favorites in map view*





# SELLING Houston TEAM

With more than 43 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 375 Houston-area listings to market. The Selling Houston Team exceeds client expectations through impeccable marketing, negotiation skills, and pro-active client communications. **Contact the Selling Houston Team to assist with buying a home, selling or leasing a property, or marketing your next development.**



*Jennifer Vickers*

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713-240-9671

Jennifer Vickers is a relationship-centric Realtor® specializing in residential listings. Co-leader of the Selling Houston Team and recipient of the HAR Realtor of the Year and 20 Under 40 Rising Stars in Real Estate Awards, she has also been featured in Texas Monthly as a multiyear Five Star Real Estate Award Winning Professional. Her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014.



*Julie Harrison*

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281-520-6024

Julie Harrison enjoys all aspects of the real estate business. She especially loves meeting and establishing relationships with new clients. Julie has resided in Houston for more than 20 years and, as a native Texan, she can put her insider knowledge to work to find the best home for your needs. She uses proven techniques and resources to help find the perfect home of your dreams earning her an abundance of five star reviews from clients who note "she is there every step of the way" and, "at the end, you feel like family."



*Lauren Neely*

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Lauren Neely is one Realtor who truly understands the importance of connecting with people. A native Texan from Victoria, Lauren earned a BA in Psychology from Texas Lutheran University and a Masters in Counseling from University of Houston. During her internship at UH's career services she realized how her skills and interests might lay the groundwork for a career in realty. Lauren loves working with people and is committed to helping them find the property that is best for them.



*Rebecca Freeman*

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281-633-6433

Becca is a US Navy Veteran and prior mortgage lender who has been living in Houston for 15+ years. With her wealth of experience in the field, Becca looks forward to helping clients with all their real estate needs. Becca is originally from Louisiana, and we are excited to have her as part of our team.

## Key Details

4		3.1		2,956 SF	
<b>Lot Size</b>		2,875 SF			
<b>Area</b>		Rice Military			
<b>Property Type</b>		Single Family			
<b>Stories</b>		3			
<b>Year Built</b>		2008			
<b>HOA</b>		N/A			
<b>Fireplace</b>		Gas Log			
<b>Style</b>		Traditional/Spanish			
<b>Garage</b>		2 Car Attached			
<b>Driveway</b>		Two-Car Private			
<b>Heating</b>		Central Gas			
<b>Cooling</b>		Central Electric			
<b>Foundation</b>		Slab			
<b>Nearby Parks</b>		Memorial, Nellie Keyes			
<b>Walk Score</b>		80 -- Very Walkable			
<b>School District</b>		Houston ISD			
<b>Elementary</b>		Memorial			
<b>Middle</b>		Hogg			
<b>High</b>		Lamar			
<b>MLS Number</b>		4328395			