

# 1816 Banks Street

COMPASS

## Features & Amenities



### House Overview

|                         |                      |
|-------------------------|----------------------|
| <b>Bedrooms</b>         | 4                    |
| <b>Baths</b>            | 3 Full Baths         |
| <b>Square Feet</b>      | 2,730 per HCAD       |
| <b>Garage Apartment</b> | 748 per HCAD         |
| <b>Lot Size</b>         | 6,200 per HCAD       |
| <b>Year Built</b>       | 1937 per HCAD        |
| <b>Garage</b>           | 3 Car Detached       |
| <b>Neighborhood</b>     | Rice/Museum District |

### OVERALL

- Tons of charm abounds in this updated 1930's house
- Located in the desirable Rice/Museum district
- 3 car oversized garage with additional driveway parking!
- Large 1 bedroom, 1 bath garage apartment with private entrance (this additional 748 sq ft is not included in the overall sq footage of the home)
- Original door hardware
- Architectural details throughout with arched doorways and millwork
- Hardwood floors throughout living spaces and bedrooms
- No carpet throughout
- Water purifier and softener for whole house
- Newer windows
- Main sewer line replaced (per previous seller)
- Electrical rewired in kitchen and primary bathroom (per previous seller)

- Walking distance to desirable Poe Elementary (buyer to verify)
- Walkable and close proximity to Rice University jogging trail, and popular shopping and dining at Rice Village
- Minutes away from the Medical Center, Hermann Park, Museum District, Houston Zoo, and close to Downtown and The Galleria area
- Easy access to major freeways

### FRONT EXTERIOR

- Gated front yard, perfect for kids and pets to play
- Professional landscaping with garden lights
- Picture perfect curb appeal with painted brick and arched entrance
- Solid hardwood arched front door with charming mail drop; adds tons of character to the front entrance
- Private driveway with electronic gate leads to backyard and detached 3 car garage

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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### BACK EXTERIOR

- 3 car detached garage with automatic garage door openers
- Fenced-in motor court - great space for additional cars or an area for kids and pets to play
- Covered patio space with fans and space for a dining table
- Additional patio space for additional outdoor furniture
- New fence and gate, 2020
- Easy maintenance-free backyard
- Fruit-bearing citrus trees
- Built-in basketball goal
- Security camera

### ENTRY

- Charm throughout with architectural details with arched doorways
- Stairs with iron balusters lead to upstairs game room, primary suite and one secondary bedroom

### LIVING ROOM

- Open floor plan with dining room and kitchen; ideal for entertaining
- Recessed can lights
- Crown molding
- Large window overlooking front yard with window blinds
- Note: drapes/rods are excluded

### DINING ROOM

- Open floor plan with kitchen
- Large area; plenty of space for a large dining table and room for additional furniture such as a buffet
- Recessed can lights
- Large window overlooking backyard with window blinds
- Note: drapes/rods are excluded

### KITCHEN

- Oversized kitchen island with marble countertop
- 3 pendant lights over the island
- Breakfast bar seating
- Leathered countertop with subway tile backsplash
- Full size built-in stainless steel separate refrigerator and freezer
- Built-in stainless steel microwave
- Pull-out trash can drawer
- Stainless steel range with 6 burners and convection oven
- Stainless steel dishwasher
- Stainless steel sink situated under a window with window blinds
- Under cabinet lighting
- Under cabinet outlets
- Recessed can lights
- Soft shut drawers
- Tons of storage

### GAME ROOM

- Located at the top of the stairs on the 2nd floor
- Flexible space; could function as a game room, study, home gym, library, etc
- Built-in bookshelves with storage
- Storage closet
- Large windows with window blinds
- Kid/pet stair gate that matches the iron balusters
- Recessed can lights
- Security camera

### PRIMARY SUITE

- Located on the 2nd floor
- Window with window blinds
- Recessed can lights
- 2 separate walk-in closets with built-in shelves and dresser
- Note: drapes/rods are excluded

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### PRIMARY BATHROOM

- Gorgeously renovated
- Dual sinks with tons of storage
- Marble countertop
- 2 decorative mirrors with vanity lights
- Large walk-in shower with frameless glass shower door with two shower heads and bench
- Opaque window
- Water closet

### SECONDARY BEDROOM #1

- Located on the first floor
- Flexible room that could function as a study, playroom, home gym or guest bedroom
- Decorative flush mount light fixture
- Windows with window blinds
- Closet
- Light and bright space
- Hardwood floor

### SECONDARY BEDROOM #2

- Located on the first floor and overlooks front yard
- Flexible room that could function as a study, playroom, home gym or guest bedroom
- Decorative flush mount light fixture
- Windows with window blinds
- Closet
- Hardwood floor

### GUEST BATHROOM #1

- Located between secondary beds #1 and #2. Easily accessible from living spaces
- New designer wallpaper installed
- Mosaic tile backsplash in shower
- Walk-in shower with glass siding
- Opaque window

### SECONDARY BEDROOM #3

- Located on the second floor

- Large windows with window shades
- Decorative flush mount light fixture
- Closet
- Security camera

### GUEST BATHROOM #2

- Located next to secondary bedroom #3 and easily accessible from game room
- Large vanity with tons of storage
- Marble countertop
- Decorative mirror with vanity light
- Tub/shower combination
- Opaque window

### UTILITY ROOM

- Located upstairs with primary suite and secondary bedroom #3
- Large walk-in with marble countertop, tons of storage above and below
- Tons of space for additional storage of things like vacuum cleaners and mops
- Washer/Dryer connections

### GARAGE APARTMENT

- Large 1 bedroom/1 bath garage apartment (additional approx. 750 sq ft is not included in the overall sq ft)
- Private entrance from garage
- Flexible space that could be an ideal office space for a small team, home gym, guest suite: the options are limitless!
- Could also function as a rental for nearby Rice or medical students
- Washer/dryer connections in garage
- Plumbed for stove and sink
- Added sliding barn doors
- Added engineered hardwood floors
- Double doors open to juliet balcony
- FULL BATHROOM:
  - Tub/Shower combination
  - Medicine cabinet
  - Window with window blinds