

1537 Ashland St

COMPASS

Features & Amenities



House Overview

Bedrooms	4
Baths	2 Full +1 Half Bath
Square Feet	3,156 per HCAD
Lot Size	5,412 per HCAD
Year Built	19925 per HCAD
Garage	2 Car Detached
Neighborhood	Heights

OVERALL

- Historic craftsman bungalow
- Fully remodeled and expanded in 2013
- Added new windows to front (older) part of home, 2018, comes with warranty
- New electrical panel that can power a generator, 2022
- Freshly power washed and all windows cleaned, March 2023
- Exterior repainted, 2022
- Hardwood floors throughout the home
- 4 security cameras monitor front door, side yard, backyard, and backdoor
- Within walking distance to popular dining & shopping at the Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.), Eight Row Flint, Calle Onze, Better Luck Tomorrow, Revival Market, EQ Heights coffee shop, Onion Creek, Lola Diner, 19th Street
- Close to the new development

- M-K-T, a mixed use development that will have approx. 30+ retail & dining options (themkt.com)
- A short walk to Donovan Park, Milroy Park, Lawrence Park, Heights Blvd jogging trail, Hike & Bike Trails
- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria, Energy Corridor, & Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport
- Close proximity to Kroger, the recently built H-E-Bs on Shepherd and Washington, Whole Foods 365 on 610N, Whole Foods on Waugh, popular dining along Shephard, and Washington Corridor

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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Features & Amenities

FRONT EXTERIOR

- Charming curb appeal
- Fully fenced-in front yard with wrought iron fencing that was freshly painted, May 2023
- Parking pad for additional parking
- Added gutters
- Security camera
- Covered front porch
- Irrigation line in front flower beds
- Mature shade tree

BACK EXTERIOR

- Large covered patio (recently repainted) with built-in benches for seating and storage below
- Large ceiling fan
- Outdoor speakers
- Outdoor security cameras
- Additional paved patio space for outdoor entertaining
- Turfed backyard for easy maintenance, 2020
- Fully fenced
- Added gravel to side yard for easy maintenance
- Gutters and french drains added to back and side yards
- Newer outdoor light fixtures on side of garage
- Covered walkway to garage
- 2 car garage with epoxy floor, alley access, automatic garage door openers, added Elfa shelving, and room for fridge/freezer
- New electrical panel, 2022

FORMAL LIVING ROOM

- Open floor plan with formal dining room
- Recessed can lighting
- Custom designer drapes

- Crown molding
- Note: Designer flush mount light fixture is excluded

FORMAL DINING ROOM

- Open floor plan with formal living; ideal for entertaining
- Next to kitchen
- Recessed can lights
- Custom designer drapes
- Room for a buffet
- Crown molding
- Note: Light fixture is excluded

KITCHEN

- Fabulous chef's kitchen with tons of storage
- Open to family room; ideal for everyday living
- Large island with breakfast bar seating
- Designer light fixture over island
- Marble countertops
- Stone backsplash
- Bertazzoni gas range with 5 burners and large oven
- Bertazzoni stainless steel vent hood
- Built-in Thermador stainless steel refrigerator and freezer
- Bosch stainless steel dishwasher
- Bertazzoni built-in microwave
- Stainless steel apron front large basin sink with stainless steel pull down faucet
- Slow close drawers
- Huge walk-in pantry with charming chalkboard door
- Under cabinet lighting
- Recessed can lighting
- Crown molding
- Glass front display cabinets
- Pull out trash can

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FAMILY ROOM

- Light and bright family room opens up off of the kitchen and overlooks the backyard
- Tons of windows with custom designer drapes
- Built-in bookshelves and storage underneath
- Vaulted ceiling
- Recessed can lights
- Ceiling fan
- Crown molding

POWDER ROOM

- Located by the back entrance of the home and accessible from living spaces
- Pedestal sink
- Decorative mirror
- Vanity light
- Window with window shades

PRIMARY SUITE

- Massive primary suite located on the second floor
- Light and bright room with tons of windows with added plantation shutters, 2018
- Modern ceiling fan
- Recessed can lights
- Crown molding
- Massive walk-in closet with built-in dresser
- Room for a sitting area
- Ceiling speaker

NURSERY/FLEX ROOM

- Flexible space just inside the primary bedroom that could be a perfect nursery, home office, home gym or second walk-in closet
- Phillip Jeffries designer grasscloth wallpaper

- Recessed can lights
- Custom window valance and drapes
- Window with added plantation shutters, 2018
- Note: 2 wall sconces are excluded

PRIMARY BATHROOM

- Double vanities with marble countertops and tons of storage
- 2 decorative mirrors
- 2 vanity lights
- Ceiling speaker
- Large soaking tub located under a window
- Walk-in shower with frameless glass shower door
- Separate water closet

SECONDARY BEDROOM #1

- Located upstairs across from primary bedroom
- Flexible room that could function as an office, playroom, home gym or guest bedroom
- Custom designed window valance with drapes
- Window with added plantation shutters, 2018
- Modern ceiling fan/light fixture
- Closet with added Elfa shelving
- Note: baby monitor is excluded

SECONDARY BEDROOM #2

- Located downstairs
- Flexible room that could function as an office, playroom, home gym or guest bedroom
- Closet
- Modern ceiling fan/light
- Crown molding
- Windows with custom window shades
- Sconce on wall is included

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SECONDARY BEDROOM #3

- Located downstairs
- Flexible room that could function as an office, playroom, home gym or guest bedroom
- Large walk-in closet with window and shade
- Modern ceiling fan/light fixture
- Crown molding
- Window with custom window shades

GUEST BATHROOM

- Located downstairs between secondary bedrooms #1 and #2 and accessible from living spaces
- Marble countertop
- Vanity storage
- Decorative mirror and light fixture
- Tub/shower combination
- Headknocker cabinet/shelves

UTILITY ROOM

- Located on the first floor
- Walk-in utility room
- Washer/dryer hookups
- Dry bars
- Two windows
- Work sink
- Marble countertop
- Storage cabinets