



*For Sale*

## URBAN LUXURY LIVING IN HOUSTON'S ARTS DISTRICT

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Discover a captivating residence in the heart of Houston's thriving Arts District. This stunning home offers transitional/soft-contemporary design, luxurious amenities, and unparalleled downtown views. Embrace a walkable lifestyle close to area restaurants and entertainment.

1875 DART ST, HOUSTON, TX 77007



## CONTEMPORARY ELEGANCE MEETS URBAN CONVENIENCE

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Step into a world of sophistication and style in this open-concept home, boasting 10' ceilings, abundant natural light, and breathtaking panoramic downtown views. The inviting living room features integrated surround sound, a cozy fireplace, and a private balcony, perfect for entertaining. The gourmet kitchen is complete with granite

countertops, stainless steel appliances, and generous dining spaces. Retreat to the primary suite for a spa-like experience, while secondary bedrooms offer top-tier finishes. Enjoy smart storage solutions and energy-efficient features in this modern masterpiece, all within a walkable neighborhood close to downtown Houston.





# FEATURES AND UPGRADES

## SIGNATURE FEATURES

Open Floor Plan With **10' Ceilings**, Abundant Natural Light, and **Striking Downtown Houston Views**

Living Room With **Bose Integrated Surround Sound, Gas Log Fireplace**, Neutral Tile Surround, Wooden Mantel, and Access to a **Covered Balcony** With Decorative Metal Railing

Second-Story **Seating Nook With Bookshelf Space** and Window View to the Street Below

**Spacious Foyer** With Ceramic Tile Stone Floor, Decorative Insets, and Iron Balusters on the Stairway

**Wide-Plank Hardwood Floors**, Neutral Plush Carpet, and Large-Format Ceramic Tile With Decorative Insets

Grand **Crown Molding** in Living Areas and Primary Retreat

**Sizable Secondary Bedrooms** With Ensuite Bathrooms Featuring Premium Finishes

**Ceiling Fans** in the Living Room and all Bedrooms

Smart and Efficient Storage Solutions, Including **Oversized Under-Stair Closet** and **Custom Elfa Shelving**

## KITCHEN & DINING:

Island Kitchen With Richly-Stained **Shaker Front Cabinets**, Light-Colored **Granite Countertops** Finished With Ogee Edge, Complementary Tile Backsplash, and **Under-Cabinet Lighting**

Undermount Stainless Steel Sink With **Gooseneck Faucet, Pull-Down Sprayer**, and Garbage Disposal

Whirlpool **Gold Series Built-in Appliances** With Stainless Steel Finish and **Natural Gas Range**

Dual Dining Area Options With Decorative Globe Lighting

Double Door Reach-In Pantry

## OWNERS' SUITE:

**Generously Sized Primary Bedroom** With **Raised Ceiling** and Ample Space for a King-Sized Bed, Dressers, and Seating Area

**Dual Closets** With Built-in Shelving and Hanging Space

Light-Colored Granite Countertops With **Dual Undermount Rectangular Ceramic Sinks**, Oil-Rubbed Bronze Fixtures, and Shaker-Style White Cabinetry Under Framed Mirrors

## Separate Water Closet

Large **Jetted Tub** and Glass **Shower** Enclosure With Decorative Tile Floor and Product Ledge

## EXTERIOR AND MECHANICAL:

Located in Houston's Vibrant **Arts District**, Minutes From Downtown in a **Walkable Neighborhood** With Easy Access to Restaurants, Shopping, and Entertainment; **Train "No-Blow" Zone**

Gated **European-Style Cobblestone Driveway**, Access to a **Two-Car Garage** With Space for Overhead Racks, and **Fenced Front Yard**

**2022 A/C Replacement**; Digital Programmable Thermostats

Energy-Efficient Features Including **Tankless Hot Water Heater**, Radiant Barrier in the Attic, **6" Walls** for Additional Insulation and Increased Structural Integrity, and Low-E **Double-Pane Insulated Windows**

Recent Comfort-Height Commodes in Half and Upstairs Guest Bathrooms

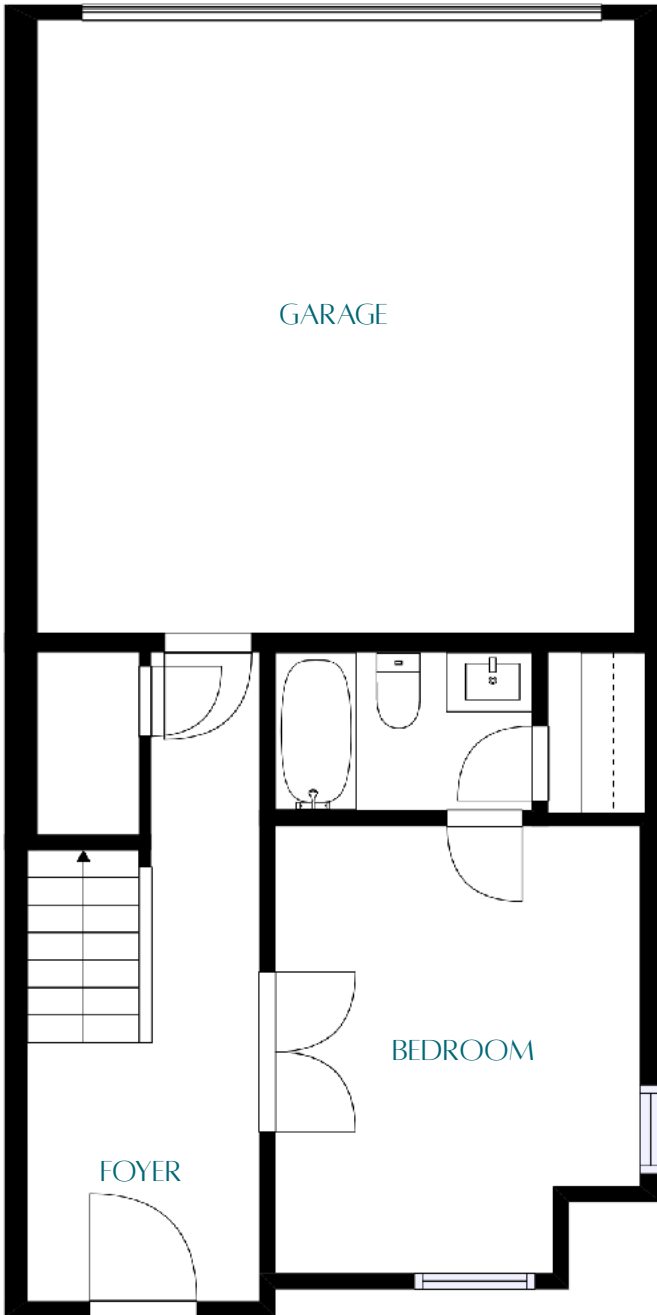
## NON-REALTY ITEMS

With an Accepted Offer, the Following Non-Realty Items Will Convey With the Property

- Refrigerator
- Washer
- Dryer

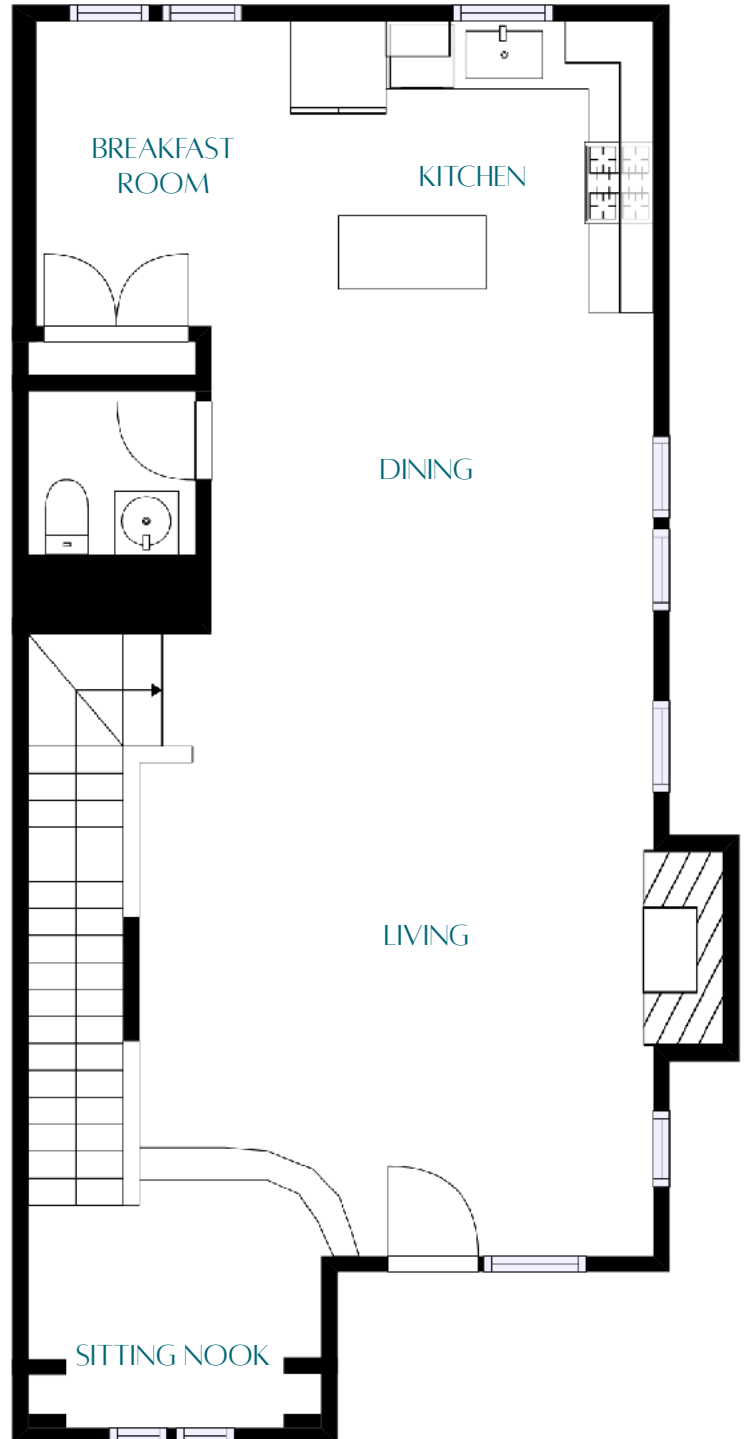
# FLOOR PLAN

*The thoughtfully-designed residence at 1875 DART STREET boasts a floor plan BUILT FOR COMMUNAL GATHERINGS that also has plenty of QUIET PLACES TO TUCK AWAY for private time.*

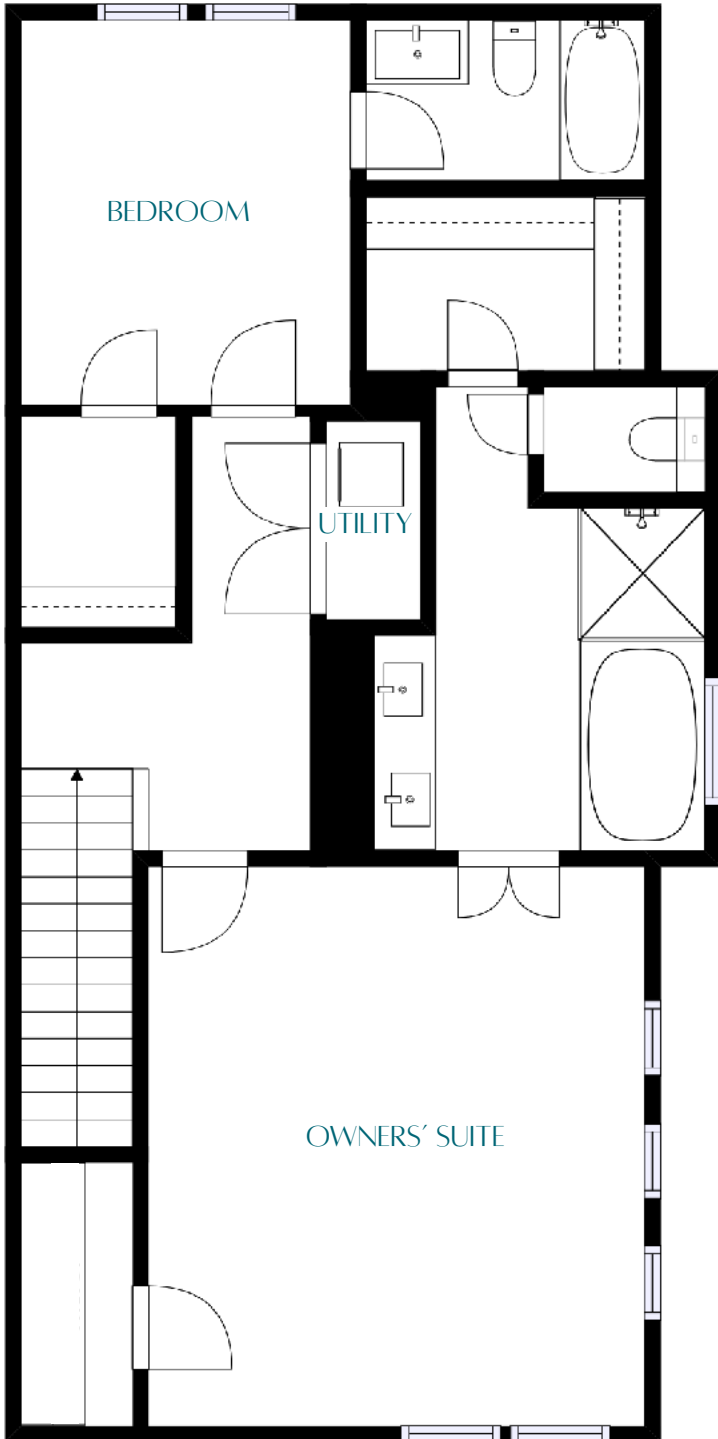
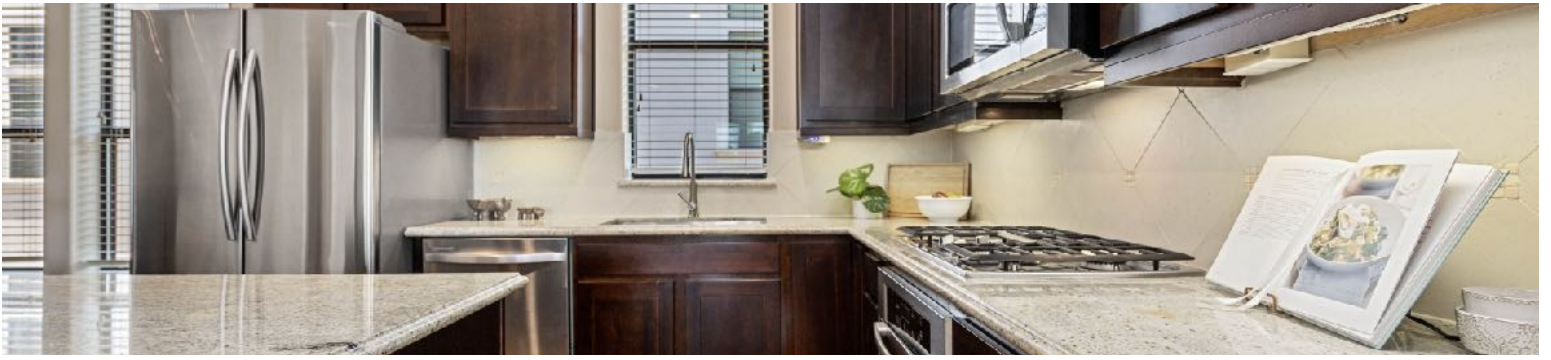


FIRST FLOOR

Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.



SECOND FLOOR



THIRD FLOOR

## Key Measurements



Living	18 x 15
Dining	14 x 10
Kitchen and Breakfast Nook	19 x 10
Primary Bedroom	17 x 15
Primary Bathroom	14 x 10
First Floor Bedroom	14 x 14
First Floor Bathroom	7 x 5
Third Floor Bedroom	12 x 10
Third Floor Bathroom	8 x 5



# 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.**



*Kelly Simon*

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832-309-1433

Broker and founder of KSP, **Kelly Simon** co-leads a team of real estate professionals at the **Selling Houston Team** that represents buyers and sellers throughout the Houston area, reaching from Magnolia to Galveston, Katy to Kingwood, and all the suburbs in-between. Based out of their Heights office, Kelly and the Selling Houston Team keep a strong pulse on the Houston economy and housing market. Kelly was honored by HAR as one of 20 Under 40 Rising Stars in Real Estate, is a multiyear Five Star Real Estate Award Winning Professional and has been featured in Forbes, Texas Monthly, and Houston's Real Producers Magazines.



*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."



*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.



*Lauren Neely*

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713-449-4651

**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.

## Key Details

3 3.1 2,078 SF

Lot Size	1,767 SF
Area	Arts District
Property Type	Single Family
Stories	3
Year Built	2011
HOA	\$2,170/Year
Fireplace	Gas Log
Driveway	Gated, European-Style Cobblestone
Garage	2 Car Attached
Heating	Central Gas
Cooling	Central Electric
Foundation	Pier & Beam
Nearby Parks	Richard Brock, Eleanor Tinsley, Buffalo Bayou
Walk Score	74 – Very Walkable
School District	Houston ISD
Elementary	Crockett
Middle	Hogg
High	Heights
MLS Number	41811648