



ABOUT THE PROPERTY:

Welcome to 715 Peddie St. This charming Craftsmen Bungalow is located on one of the best blocks in the Heights. The home is complete with a fully fenced front yard, an oversized two-car garage, and garage apartment! As you enter the home you are greeted by an abundance of natural light. The living room seamlessly flows into the kitchen, creating an inviting and open atmosphere. The kitchen features a breakfast bar, ideal for quick meals or socializing, and boasts sleek stainless appliances along with ample storage. One of the highlights of this property is the large mudroom providing a functional space to keep everything organized. The primary bedroom is spacious and offers a peaceful retreat. It includes an en-suite bath with double sinks and a large walk-in shower. Step outside to the manicured backyard leading to the garage apartment with a kitchen space, living, & private bedroom. This home is walk-able/bike-able to many great restaurants & shops. *Main home=1505sqft *Garage apt=579sqft

SELLER UPDATES & FEATURES:

2019

- New carpet and paint in garage apartment
- New security system

2021

- New evaporator coil on AC
- New refrigerator
- New staircase to garage apartment.

2022

- New landscaping backyard (turf, pavers, & sprinkler system)
- New landscaping on front and side yards
- New window AC unit in garage apartment

Primary Bedroom

- Wood flooring
- Ceiling fan
- Large windows
- Oversized
- Closet with storage

Primary Bathroom

- En-suite
- Double sinks
- Marble countertops
- Oversized shower with bench & pebble floor
- Enclosed water closet
- Window
- Tile flooring





FEATURES CONTINUED:

Family Room

- Open to the kitchen
- Dining table space
- Loads of natural light
- Wood floors
- Ceiling fan
- Recessed lighting

Kitchen

- Open to family room
- Spacious
- Breakfast bar
- Stainless steel appliances
- Pot/pans drawers
- Large sliding spice rack beside refrigerator
- Loads of storage
- Undermount sink
- White subway tile backsplash
- Island without cooktop

Mud Room

- Contains utility room
- Sitting bench with storage & hooks
- Brick flooring
- Loads of storage

Secondary Bedrooms

- Wood flooring
- Closets
- Large windows

Secondary Bathroom

- Penny tile flooring
- White subway tile walls
- Stained glass window
- Claw footed bathtub
- Storage

Garage Apartment

- Above Garage: 560sqft
- Kitchen Space
- Full living area with room for dining table
- Full bedroom with closet
- Full bathroom with shower/tub combo
- Storage
- Ceiling fan in living area

Backyard

- Fully Fenced
- Turf yard
- Sitting area

Features throughout

- Beautiful front porch
- Loads of natural light
- Abundant amount of storage
- Wood floors
- Recessed lighting
- Ceiling fans
- 2 Car Garage with large storage space in back
- Driveway gate
- Fully fenced backyard



715 Peddie Street
Houston, TX 77008



**BONCK
GROUP**

NOTE FROM SELLER:

Thank you for coming to see our home! Here are a few of our favorite things about 715 Peddie Street.

We love this section of the Heights and specifically being on this quiet block. There isn't a lot of street traffic, but one of our favorite activities is sitting on the front porch and watching people (and pets!) walk by.

We have great neighbors (a good mix of long-time Heights residents and younger families) that make the house and the neighborhood a special place.

We have been spoiled by the kitchen and its abundance of space and storage. With the open floor plan, we have many memories cooking and entertaining for our family and friends. We hope you enjoy the backyard – we've spent countless hours out there playing with our kids or hosting backyard BBQ's.

We love the walkability of the neighborhood. A few of our favorite spots to walk to are Red Dessert Dive, Gypsy Poet, Chilosos Taco House, Heights & Co., and the Kolache Shoppe. We've also taken advantage of biking on the Heights bike trail. Hope you find the house as charming as we have!

LAURA BONCK | TEAM LEADER

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