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## 924 Cortlandt – Houston, TX 77008

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Heights living: Fully Renewed & Updated

*"This to-the-studs renewal and expansion is built for a modern-day lifestyle with historic, craftsman charm with an emphasis on indoor/outdoor living."*

- *A 4 Bedroom one story (Includes a 1,135 sq ft addition)*
- *Luxurious Primary Suite*
- *3 full baths*
- *Spacious 1/1 Fully renovated Garage Apartment with appliances*
- *6600 sq ft lot with alley access to the 2-car garage and extra parking*

### **Renovation Highlights include:**

- *Open Concept Living Area*
- *All New electric, fixtures, plumbing and HVAC systems (House and Apartment)*
- *New Kitchen Cabinets and Quartz Countertops (Granite in the Apt.)*
- *All New Flooring (Oak ¾" Hardwood in the House over a subfloor)*
- *All new appliance suite*
- *Vaulted Ceilings*
- *Whole House WIFI System*
- *Camera Security System*

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## **Main House**

### **Foundation:**

- The original Pier and Beam foundation was restored and repaired. The addition was engineered with new concrete piers with all new beams. This new Pier and Beam construction seamlessly matches the rest of the house in form and functionality and includes termite shields.

### **Exterior and Roof:**

- All exterior walls were painted with high quality Benjamin Moore paint.
- A New roof was installed with 30-year shingles and a ridge vent for attic venting with flow from soffit vents.

### **Electric and Plumbing:**

- New electric service and ALL wiring throughout the home.
- New PEX plumbing throughout the home and garage. All new supply pipes, hot and cold, and fixtures, including drainpipes.
- New gas water heater.

### **Porches:**

- The front porch is refurbished maintaining the traditional craftsman style.
- To add to the Heights front porch functionality, a ceiling fan was added for comfort when enjoying mornings or evenings.
- A covered back porch overlooks the back yard and provides access to the garage.

### **Architecture:**

- The home's original floor plan was preserved and enhanced.
- Contemporary aesthetic design for modern-day living and entertaining was made to the front room for an open concept. This includes raising the ceiling with a vault to add to the spacious feel in the room.
- The shiplap wall in the living room and dining room consists of historic shiplap giving that warm feeling from natural wood. This 100+ year old wood adds a dramatic yet cozy ambience to the sleek, contemporary craftsman style.
- New  $\frac{3}{4}$ " thick Oak hardwood floors are installed throughout the home. The back door entrance area is floored with brick pavers. The bathrooms and laundry are featured with tile floors.
- Throughout the home, the craftsman style is preserved. Both the living room and dining room offer a spacious feeling with vaulted ceilings for a vast aesthetic of space that also serves to help reflect the natural light that pours in through the many windows.

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## ***Kitchen:***

- All new high technology, premium appliances including:
  - \* Z line 30" "Dual Fuel" 6 burner gas stove with electric oven.
  - \* Samsung 4 French Door Refrigerator with a 21.5" Wi-Fi enabled touch screen Family hub.
  - \* A 24" Samsung top control stainless dishwasher with a 48 DBA rating for quiet operation
  - \* A 30" Samsung matching stainless steel accented microwave.
- The all-wood shaker white cabinets are new and feature soft close drawers *and* doors.
- A beautiful basalt black chevron behind the stove accents the clean look of the subway brick tile pattern on the Calcatta quartz counter.
- A contrasting grey prep island with shaker style cabinets topped with fantasy Brown granite top with bar overhang adds extra seating for attractive durability.
- The stainless-steel farm (apron front) sink is highly durable and provides ample room for your larger pots and pans.
- A fully built out step in pantry including wire baskets and counter for small appliances.

## ***Bar/Serving Area:***

- A wet bar and serving cabinet in the dining area boasts a quartz countertop and includes a French door built-in beverage and wine cooler and wine rack/stemware cabinet. The bar/Serving area also includes an ice maker.

## ***Primary Bedroom:***

- The primary suite is an addition with the spacious feel from the coffered 11-foot ceiling with LED downlights.
- The new walk-in closet is custom fitted with extensive organizers and is well designed and built out to accommodate your full wardrobe.

## ***Primary Ensuite Bath:***

- The Primary bath is designed to a modern size and style while still complementing the original architecture.
- This true primary ensuite is complete with elegant, spa-like bathroom. Your private ensuite bath is a remarkable portrait of clever design and quality workmanship.
- It features a vanity room with two separate sinks with quartz stone counters with the shower bath area accented by a wood-stained shiplap wall.

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- The wet room includes:
  - \* large walk-in tile and glass shower is additionally outfitted with an extra spray wand and built-in folding courtesy seat.
  - \* The full-size Ferdy freestanding soaking tub is ergonomically engineered for full body immersion resulting in a calm, relaxing feeling that grants a spa-like sense of pampering.

## ***Laundry:***

- The dedicated laundry room is setup for both gas and electric, accommodating the dryer of your choice.
- The room is graciously scaled for full size appliances and has the convenience of storage cabinets for cleaning supplies and other staples as well as hanging rods for drying and de-wrinkling.
- The room is large enough to accommodate a second refrigerator or freezer with a well-placed electric plug for that purpose.
- The room includes a stainless steel large deep basin laundry sink.

## ***Energy and Comfort.***

- A New high-efficiency air conditioning system and gas furnace with all new ductwork, registers, grills, thermostat, and return air systems as well. A completely new system.
- New Solar screens have been built to keep the rooms cool, comfortable and efficient on the hottest of days.

## ***Technology:***

- The home is already Wi-Fi enabled (once a provider is subscribed)
- Your new home is wired for modern convenience.
- A central system is designed for modern convenience. A single feed from an internet or cable provider is all you need.
- The residence is wired for internet or TV with cables in all major areas.
- A pre-installed camera system provides an added sense of protection, safety, and convenience.

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## ***Garage / Carport Area / Yard:***

### **A GARAGE APARTMENT:**

- \* This apartment was also taken to the studs or shiplap and completely restored providing like new interiors and a new separate central HVAC system.
- \* The kitchen cabinets are new and are featured with new granite countertops. It comes complete with a refrigerator, stove, microwave and dishwasher.
- \* The bathroom with all new fixtures includes a tub with shower and vanity, plus connections for a stackable laundry unit.
- \* The bedroom is designed to accommodate up to a king size bed and includes an adjoining large walk-in closet. (Rare for a garage apt).

### **Garage:**

- \* A two-car garage with convenient alley access, is built with two garage doors with automatic door openers installed.
- \* Additional outside parking is located in two separate areas: To the side of the garage and front driveway parking. This provides parking on property for at least 4 vehicles and provides for extra or large vehicles.

### **Yard:**

- \* All new wood fencing.
- \* The yard is freshly graded with new sod installed.
- \* New landscaping adds to the fresh look of this restored to modern times bungalow.

***A Historic Craftsman Home reimagined by a Craftsman and achieved with Comprehensive Design Details.***