

# 434 Columbia

COMPASS

## Features & Amenities



<b>Bedrooms</b>	4
<b>Baths</b>	3 Full Baths
<b>Square Feet</b>	4,106 per HCAD
<b>Lot Size</b>	6,600 per HCAD (for both lots 434 & 484 Columbia)
<b>Year Built</b>	2016 per Seller/Builder
<b>Garage</b>	2 Car Detached
<b>Neighborhood</b>	Heights

## House Overview

### OVERALL

- Newer construction by Sugar Creek Homes
- Only 1 owner
- Thoughtfully designed with tons of built-in storage
- Oversized rooms
- Extensive millwork throughout
- 2 covered porches
- Expansive greenspace with pool-sized backyard
- Steps from great shopping and dining options on White Oak including Coltivare, Handies Douzo, Padre's Wine, Benny Thunder's, Onion Creek, just to name a few!
- 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, Lola Diner, 19th Street
- Close to the new development M-K-T, a mixed use development that has 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 H-E-B on Shepherd and Washington, Whole Foods 365 on 610N, Whole Foods on Waugh, popular dining along Shepherd 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

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### FRONT EXTERIOR

- Fabulous curb appeal
- Fully fenced-in front yard with iron fence
- Charming bricked walkway leads to front porch
- Large covered front porch with room on both sides for outdoor furniture
- Porch has beadboard ceiling, lighting and ceiling fans
- Gutters
- Parking pad allows for additional parking

### BACK EXTERIOR

- Double doors open off of the family room to this covered back porch with recessed can lights, beadboard ceiling and two fans
- Plenty of space for outdoor furniture and a grill
- Pool-sized backyard (sellers have rendering)
- Fully fenced-in greenspace for kids/pets to play
- Detached 2 car garage with alleyway access
- Garage slab engineered to support garage apartment if needed, per builder

### ENTRY

- Large entry with high ceiling
- Craftsman style door
- Space for entry table
- Decorative light fixture
- Staircase showcases massive newel posts and six foot wide oak treads
- Large closet
- Built-in bench with built-in storage

### LIVING ROOM

- Open floor plan with the kitchen and breakfast room; ideal for entertaining and everyday life
- Wall of windows overlooking the back porch and backyard
- Light filled room
- Double doors lead to back porch
- Gas log fireplace with marble tile surround and mantle with intricate millwork
- Gleaming hardwood floors
- Recessed can lighting
- Ceiling fan
- Crown molding
- Built-in storage between the breakfast room and family room; offers plenty of storage space as well as glass front cabinets to display more decorative items

### FORMAL DINING ROOM

- Plenty of space for a large dining table
- Wall space for a buffet and for showcasing art
- Decorative light fixture
- Recessed can lighting
- Windows overlooking front yard
- Crown molding
- Access to butler's pantry
- Architectural details with pillars flanking the entrance with open storage shelves

### KITCHEN

- Chef's kitchen equipped with high-end appliances and tons of prep space
- Open floor plan with breakfast room and family room

## Features & Amenities

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- Architectural details with pillars with storage, which flank the entry to the kitchen from the family room as well as the entry to the breakfast room
- Expansive island with breakfast bar and 3 decorative pendant lights
- Tons of storage cabinets, including a top row of lit glass-front display cabinets
- Decorative tile backsplash
- Sharp stainless steel built-in microwave
- Thermador stainless steel double ovens
- Thermador stainless steel dishwasher
- Thermador stainless steel 6 burner gas range with griddle
- Stainless steel mini wine refrigerator (Note: sellers are unaware if it functions)
- Pot filler above the range
- Apron front large basin sink
- Under cabinet lighting
- Recessed can lighting
- BUTLER'S PANTRY
  - Situated between the kitchen and formal dining room
  - Under cabinet lighting
  - Lots of storage cabinets and drawers
  - Decorative tile backsplash
  - Window
  - Bar sink
  - Massive walk-in pantry with space for a second fridge/freezer
  - Tons of storage space for pantry items and utility supplies

### BREAKFAST AREA

- Light and bright room with wall of windows overlooking back porch and yard
- Plenty of space for a large breakfast table
- Decorative light fixture
- Crown molding
- Built-in desk for a kitchen office with tons of storage
- Continuation of the cabinetry and backsplash from the kitchen
- Built-in storage cabinets that separate the family room and breakfast space with double sided glass front display cabinets

### SECONDARY BEDROOM #1

- Located on the 1st floor
- Flexible space; makes an ideal study or playroom
- Closet
- Large windows overlooking the front porch/yard
- High ceiling
- Recessed can lighting
- Ceiling fan
- Hardwood floors

### PRIMARY SUITE

- Massive primary suite with plenty of room for large furniture pieces as well as a sitting area
- Built-in cabinets, perfect spot for a coffee bar
- Recessed can lighting
- Ceiling fan
- Windows with custom window treatments
- Clerestory windows let in additional natural light

## Features & Amenities

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### PRIMARY BATHROOM

- Charming sitting space connects the primary bathroom and oversized walk-in closet
- Huge vanity with dual sinks
- Vanity space
- Tons of storage
- Large mirror with 3 decorative light fixtures
- Decorative chandelier
- Glass door opens up to a walk-in shower with gray subway tile, bench seat, shower head and separate handheld sprayer
- Freestanding soaking tub with handheld sprayer
- Separate large water closet with built-in storage

### SECONDARY BEDROOM #2

- Located upstairs
- Carpet
- Vaulted ceiling
- Ceiling fan/light fixture
- Recessed can lights
- Windows with custom window treatments
- Additional clerestory windows let in natural light while allowing wall space for furniture
- Built-in desk with storage cabinets
- Walk-in closet
- Access to Jack and Jill bathroom shared with secondary bedroom #3

### SECONDARY BEDROOM #3

- Located upstairs
- Carpet
- Vaulted ceiling
- Ceiling fan/light fixture
- Recessed can lights

- Windows with custom window treatments
- Additional clerestory windows let in natural light while allowing wall space for furniture
- Walk-in closet
- Access to Jack and Jill bathroom shared with secondary bedroom #2

### BATHROOM FOR

#### SECONDARY BEDS #2 & #3

- Thoughtfully designed with double sinks
- Tons of storage
- Two mirrors with vanity lights
- Window bringing in natural light
- Separate room for the tub/shower combination and toilet as well as additional linen storage

### GUEST BATHROOM/POWDER ROOM

- Thoughtfully designed to be accessible to the first floor bedroom. Pocket door closes off the shower area and functions as a first floor powder room for your guests
- Walk-in shower with frameless glass shower door and white subway tile
- Charming details with black and white decorative tile floor
- Pedestal sink
- Decorative mirror
- Vanity lights
- Built-in storage shelves
- Window

### UTILITY ROOM

- Located on the 2nd floor with the primary bedroom and 2 secondary bedrooms
- Washer/dryer connections
- Tons of storage cabinets