

ATTRIBUTES AND UPGRADES
1038B W 15th ½ Street
Houston, TX 77008

Stunning 3 story home in Shady Acres of the Heights with expansive windows providing amazing open views from 2 floors – both entire living area/ kitchen (2nd floor) and master suite (3rd floor). This offers the feeling of “space” and so much natural light throughout the home

Gated community of 9 individual homes with private driveway

2 car garage

Located on a dead-end street lending itself to a quiet street with no through traffic

3 bedrooms, 3 ½ baths

All bedrooms with en-suite baths

Built in 2019

2016 square feet

Covered porch comfortable for two off the 2nd floor living area

Open layout kitchen, dining and living area

Tall ceilings throughout

All counters quartz

Guest suite / flex space 1st floor with en-suite bath

2nd floor living, dining, kitchen and guest half bath

Large quartz island with bar seating allowing for easy flow for entertaining and cooking

Modern kitchen with:

- 42 inch shaker style cabinets
- Iced stone quartz counters
- Subway tile backsplash
- Samsung appliances including gas stove, oven, dishwasher and microwave
- Chrome fixtures
- Deep sink
- Under cabinet lighting

Bosch refrigerator and LG washer and dryer stay with the house (3 years old)

Swiss engineered hardwood floors throughout most of home

Porcelain (Pho marble) tile in full baths and carpet in secondary upstairs bedroom

Expansive master suite on 3rd floor with:

- Large window and open view
- Hardwood floors
- Large walk-in closet
- Quartz bath counters and dual sinks
- Tiled glass door, walk-in shower with Rainhead showerhead
- Free standing soaking tub

Secondary bedroom / flex space also on 3rd floor with en-suite bath

Home is prewired for security and surround sound in living room

PEX plumbing

Double pane, clear glass, Low E windows

Trane 14.5 Seer AC unit – 2 zones

Never flooded

HOA fees include water

Excellent location with close proximity to all the Heights has to offer – Shepherd, Durham, 19th Street and more with all their specialty restaurants, coffee shops, workout studios, boutiques, farmers markets, bakeries and grocery stores minutes away. Timbergrove Ballpark is around the corner; Heights Mercantile center is close, along with Lawrence Park and the new MKT Center. Memorial Park and Buffalo Bayou are easily accessed which offer endless outdoor recreational opportunities for walking, running, biking, tennis, pickleball and golf.

The Heights also has it's own running, walking and bike trails/

Easy access to many major freeways - Interstate 10, 610 Loop and I45

All information is to the best of Seller knowledge, but not guaranteed

