

1036 Highland St

COMPASS

Features & Amenities



House Overview

Bedrooms	4
Baths	3 Full +1 Half Bath
Square Feet	3,961 per HCAD
Lot Size	6,500 per HCAD
Year Built	2016 per HCAD
Garage	2 Car Attached
Neighborhood	Heights

OVERALL

- Custom-built by Aspire Fine Homes, 2016
- Designed by 2Scale Architects and interior design by NYC designer, Emily Butler
- Thoughtfully designed with great floor plan and perfectly proportioned rooms
- High-end details throughout with designer light fixtures and custom window treatments
- Designer hardware throughout (selections from Restoration Hardware, Top Knobs, Alno, Rejuvenation)
- Tons of storage with ample storage closets and custom built-ins
- Hardwood floors throughout, no carpet!
- Security alarm system
- 10 foot ceiling height downstairs
- 2 covered porches
- 2 fenced-in greenspaces
- Great covered back porch with outdoor kitchen
- Enjoy Lights in the Heights from your front porch!
- A block away from the charming Norhill Esplanade
- Zoned to exemplary Travis Elementary, buyer to verify eligibility
- Steps from great shopping and dining options on Studewood and White Oak including Asch Building, Good Dog, Bellagreen, Antidote Coffee, Kind Collective, The Gypsy Poet, Coltivare, Handies Douzo, Padre's Wine, Benny Thunder's, Onion Creek, just to name a few!
- Close 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)
- Close 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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FRONT EXTERIOR

- Fabulous curb appeal
- Fully fenced-in front yard with greenspace and professional landscaping
- Iron fence fully repainted (Sep 2023)
- Bevolo gas lantern on front porch
- 100 year old oak trees on side and front yard
- Bricked walkway with brick pillars
- Charming front porch with room for outdoor furniture
- Classic blue beadboard ceiling with recessed can lights
- Sprinklers in front yard
- Gutters
- Exterior security cameras on front and side yard
- Craftsman style hardwood front door with large opaque window

BACK EXTERIOR

- Great brick paved covered porch with room for outdoor dining
- 2 ceiling fans
- Recessed can lighting
- Classic blue beadboard ceiling
- Outdoor kitchen with built-in grill with large vent hood
- TV connection/electrical for an outdoor TV
- Ceiling speakers installed on side porch
- Mosquito system
- Sprinklers in side yard
- X vine system for vines
- Gutters
- Exterior security cameras on side yard
- Electronic gate opens up to double wide driveway and on to the attached two car garage
- Solid wood front garage door
- Oversized two car garage with finished staircase in garage and custom Elfa shelving system
- Garage has two gooseneck barn light fixtures

ENTRY

- Coat closet
- Wainscotting
- Recessed can lighting
- Lots of wallspace for furniture pieces and art

FORMAL LIVING ROOM/STUDY

- Semi-flush mount light fixture by Coleen & Co.
- Custom window treatments
- Ceiling speakers installed
- Double crown molding
- Recessed can lights
- Wood burning and gas fireplace with marble surround
- Gas switch is in hidden cabinet in millwork of the surround
- Lots of windows, allowing for tons of natural light
- Note: mirror above fireplace is excluded
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FORMAL DINING ROOM

- Designer oversized lantern chandelier from Circa Lighting
- Custom-made designer draperies
- Triple crown molding
- Ceiling speakers installed
- Recessed can lights
- Note: mirror is excluded

KITCHEN

- Chef's kitchen with tons of storage and prep space
- Oversized island with marble countertops and breakfast bar seating
- Three classic globe pendant light fixtures from Rejuvenation
- Ceiling speakers installed
- Beveled subway tile backsplash
- 60 inch stainless steel Wolf range with dual convection ovens, 6 burners and griddle
- Thermador French door refrigerator and freezer with cabinet fronts
- Pull out dual trash can drawer

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- Bosch dishwasher with cabinet front
- Stainless steel Sharp microwave drawer
- Large Shaw single basin apron front sink with filtered water dispenser
- Large windows over sink with custom window treatment
- Brass hardware
- Soft close drawers
- Under cabinet lighting
- Tons of storage cabinets
- Massive walk-in pantry
- BUTLER'S PANTRY
 - Clear-glass front display cabinets
 - Mini wine fridge with cabinet front
 - Storage drawers
 - Herringbone pattern mosaic tile backsplash
 - Inside wall of cabinets are painted
 - Marble countertop

BREAKFAST AREA

- Plenty of space for a large breakfast table
- Crown molding
- Large under stair storage closet

FAMILY ROOM

- Open floor plan with the kitchen and breakfast room; ideal for entertaining and everyday life
- Wall of windows/doors overlooking the covered porch and side yard
- Accent wall with Phillip Jeffries "Mississippi Blue" grasscloth wallpaper
- Ceiling speakers installed
- Recessed can lighting
- Ceiling fan
- Crown molding
- Floor outlets

POWDER ROOM

- Meg Braff Designs designer wallpaper
- Powder bath vestibule sconce from Circa Lighting
- Powder bath vanity with two Ro-Sham-Beaux sconces
- Louis Phillipe mirror from Worlds-Away

- Custom built vanity with marble countertop
- Custom window treatment

MUDROOM

- Located just off attached garage
- Built-in storage bench
- Hanging hooks
- Floor to ceiling cabinets
- Brick floor in herringbone pattern
- Extra coat closet

STAIRWAY/UPSTAIRS LANDING

- Beautiful hardwood stairs lead to second level
- Wainscotting
- 2 designer sconces from Circa Lighting frame either side of the window in stairwell
- Window with custom window shade
- Great flex space at the top of the stairs, could function as a study, homework space for kids, home gym or to showcase a great piece of furniture
- Flex space naturally sections off the primary bedroom and the secondary bedrooms
- Another large window with a custom window shade in flex space
- Storage closet

PRIMARY SUITE

- Located on the 2nd floor
- Wall of divided light windows with custom window shades
- Additional windows with custom shades and drapes
- Vaulted ceiling with shiplap details
- Ceiling fan
- Recessed can lights
- Room for a sitting area

PRIMARY BATHROOM

- Double vanities with tons of storage and marble countertops
- Each vanity has a sconce from Hudson Valley Lighting
- Marble floors in herringbone pattern

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- Large window with custom window treatment
- Large soaking tub
- Hudson Valley Lighting globe light fixture located over the tub
- Walk-in shower with subway tile wall, large soap niche, marble hex tile floor, shower head and separate hand held sprayer with bench seat with marble top
- Separate water-closet
- Closet:
 - Two entrances (one from bathroom and one from hallway)
 - Tons of storage shelves and hanging space
 - Windows with custom window shades
 - Vanity area with mirror and marble countertop
 - Built-in dressers and glass front display cabinets
 - Full length mirror
 - Bench seat

SECONDARY BEDROOM #1

- Located upstairs
- Ceiling fan
- Recessed can lights
- Crown molding
- Closet
- Windows with custom window treatments

SECONDARY BEDROOM #2

- Located upstairs
- Ceiling fan
- Recessed can lights
- Crown molding
- Ceiling fan
- Osborne & Little "Penguin Books" wallpaper
- Reading /desk nook
- Closet
- Windows with custom window treatments

GUEST BATHROOM

- Located next two secondary bedrooms #1 & #2 and easily accessible from the game room
- Double sinks with tons of storage
- Marble countertops
- Two designer Schoolhouse Electric sconces
- Separate space with tub/shower and toilet
- Tub/shower combination with white subway tile
- Windows with custom window treatments
- Penny tile floor

GAMEROOM

- Spacious playroom located on the 2nd floor outside of the secondary bedrooms
- Recessed can lights
- Crown molding
- Window with custom window treatment
- Ceiling fan
- Walk-in storage closet

SECONDARY BEDROOM #3

- Located on the 1st floor
- Flexible space that could also function as a study or home gym
- Closet
- High ceiling
- Recessed can lighting
- Ceiling fan
- Crown molding
- Custom window treatment
- ENSUITE BATHROOM
 - Large vanity with marble countertop and storage
 - Walk-in shower with frameless glass shower surround and glass barn door entrance
 - Restoration Hardware sconce
 - Restoration Hardware mirror
 - Restoration Hardware towel racks and hand towel holders
 - Window with custom window treatment

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UTILITY ROOM

- Located on the 2nd floor with the primary bed and 2 of the secondary bedrooms
- Incredible storage with a wall of floor to ceiling cabinets as well as a large counter for folding with additional storage drawers and cabinets
- Slow close drawers
- Hanging bar
- Work sink
- Custom built-in cabinets that raise the washer/dryer
- Washer/dryer connections
- Decorative tile floor
- Window
- Attic access

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