

306 E 24th St

COMPASS

Features & Amenities



House Overview

Bedrooms	3/4
Baths	3 Full
Square Feet	2,915 per HCAD
Garage Apt	484 per HCAD
Lot Size	6,000 per HCAD
Year Built	2013 per Seller
Garage	2 Car Detached
Neighborhood	Heights

OVERALL

- One of a kind, custom-built Heights craftsman featured in over 30 magazines & websites such as Architectural Digest, House Beautiful, Country Living, Town & Country, Houzz, Better Homes and Gardens, & magazines in France & Italy, plus graced the covers of Romantic Homes & Country French.
- Designed from top to bottom by the creator of popular blog/Instagram, Cedar Hill Farmhouse
- Custom-built by Ridgewater Homes
- Great street appeal on a beautiful street with curbs
- Exterior recently repainted (fall 2022) with Sherwin Williams Emerald paint.
- 10 foot ceiling height downstairs
- 9 foot ceiling height upstairs
- 8 foot solid stainable quality wood doors throughout first floor fitted with Emtek crystal knobs throughout, that are a French style
- Solid wood doors painted a soft gray that contrasts with the trim and wall color
- Most of the windows have custom-made cordless bamboo shades from Bali blinds
- UV system on A/C that helps with bacteria
- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Kroger
- Walking distance (just a few blocks away!) from popular dining & shopping at historic 19th Street: Jenni's Ice Cream, Hopdoddy, Common Bond, Boomtown Coffee, Squable, Verdine, Alice Blue, to name just a few!
- Also walking distance to Jun, Bluestone Lane Coffee, Chilosos Tacos and the new Goode Co Cantina
- Close proximity to popular dining & nightlife on 20th Street including: Wicklow Heights, Cedar Creek Bar & Grill, Drift, Preslees, Bungalow Heights.
- Minutes from Heights Water Works, recently built M-K-T, & restaurants and dining at the Heights Mercantile
- A short walk to Halbert Park
- A few blocks from the Heights Blvd

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

jogging trail and 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

FRONT EXTERIOR

- Charming curb appeal with dual New Orleans gas lamps
- Antique beadboard porch ceiling
- Ring doorbell
- Bricked front steps
- Columns with stacked stone
- Recessed can lighting
- Fully fenced-in front yard with iron fence
- Sprinklers
- Professionally landscaped

BACK EXTERIOR

- Large pool-sized backyard
- Fresh landscaping
- Tons of greenspace for kids and pets to play
- Mature tree
- Water feature
- Fully fenced-in yard
- Detached 2 car garage with private garage apartment
- Driveway with electronic iron gate
- Single wide driveway expands to doublewide
- Driveway space for kids to scoot/bike
- Covered back porch with antique beadboard porch ceiling
- Room for outdoor furniture and grill
- Ring security camera
- Ceiling fan
- Ceiling speakers
- Recessed can lights

ENTRY

- Reclaimed oak hardwood floors throughout home, which are very durable
- Wainscoting
- Large walk-in closet/utility closet with built-in shelving
- Coat closet
- Note: decorative sconces are not fixtures and are excluded

FORMAL DINING ROOM

- Located just off the foyer
- Space for large dining table and additional furniture such as a sideboard/buffet table
- Chandelier light fixture (same light fixture is also in garage apartment)
- Wallspace to showcase art
- Recessed can lights on dimmers
- Double crown molding
- Wainscoting
- Access to butler's pantry
- Large windows overlooking front porch
- Cordless custom bamboo shades from Bali Blinds
- Note: drapes are excluded but rods will remain

STUDY/4TH BEDROOM

- Could be used as a 4th bedroom as it has doors that close, a closet and adjacent to a full bath
- The custom designed bookcase in the study was made with style in mind, with fluted fronts and hidden storage for files and your computer with kneespace
- Gorgeous antique sliding barn doors from France

Features & Amenities

- Large storage closet with a hidden surprise of a secret “Narnia” closet under the stairs, which would make a great secret hideaway for kids
- Recessed can lights
- Ceiling fan
- Double crown molding
- Windows overlooking front porch
- Cordless custom bamboo shades from Bali Blinds

KITCHEN

- Chef’s kitchen
- Rustic reclaimed beams
- Gramercy Park Wedgewood Blue Walker Zanger subway tile backsplash
- Generously thick White River granite countertops
- Tons of cabinetry with glass-front doors to display your beautiful dishes/china
- Tons of storage and pull out drawers
- Soft close drawers
- Pot drawers
- Pull out trash can drawer
- Oversized island with vegetable sink and breakfast bar seating
- Second breakfast bar in breakfast area
- 2 Murray Feiss Valentina light fixtures over the island
- 48” Thermador stainless steel gas range with 6 burners, griddle and dual ovens (one is convection)
- Oversized/full sized stainless steel Frigidaire refrigerator and freezer
- Whirlpool stainless steel microwave (located in island)
- Thermador stainless steel dishwasher

- Large apron front one basin sink with separate sprayer
- Under cabinet lighting
- Recessed can lights
- BUTLER’S PANTRY
 - Perfectly situated between the kitchen and dining room
 - Open shelving for additional storage and for display
 - White River granite countertop
 - Gramercy Park Wedgewood Blue Walker Zanger subway tile backsplash
 - Walk-in pantry with granite countertops and electrical outlets for appliances

BREAKFAST AREA

- Open floor plan with kitchen and family room
- Could also function as a sitting area as there is tons of seating at the 2 breakfast bars
- Reclaimed wood beamed ceiling
- Room for generous sized table
- Breakfast bar into kitchen
- Light filled with large windows overlooking the backyard
- Cordless custom bamboo shades from Bali Blinds
- Charming built-in plate racks that can also be used to display artwork
- Recessed can lighting
- Note: light fixture is excluded

FAMILY ROOM

- Open floor plan with kitchen and breakfast space
- Cabinets appear to be European armoires, but are actually built-in

Features & Amenities

- Matching cabinetry hides the TV when it isn't in use
- Gas log fireplace with tile surround and wood mantle to match cabinetry
- Door to back porch
- Windows overlooking backporch and green backyard
- Cordless custom bamboo shades from Bali Blinds
- Ceiling fan
- Recessed can lights
- Ceiling speakers
- Double crown molding
- Antique iron newel post on stairs
- Iron balusters and wainscoting lead to upstairs
- Large window on first landing of stairs and wainscoting
- Upstairs landing has an antique piece of furniture fixated at top of stairs

GUEST BATHROOM

- Located on the first floor off of the entry hall and easily accessible from all first floor living areas and next to study/4th bedroom
- Custom made vanity with marble vessel sink
- Clawfoot tub with white subway tile surround
- Reclaimed wood beam above to perfectly hide shower curtain rod
- Note: Candle sconce above bathtub is excluded
- Note: Sconce above sink is excluded

PRIMARY SUITE

- Located upstairs
- Tons of windows
- Tray ceiling
- Ceiling fan

- Paneled corners
- Antique sconces on either side of bed
- Recessed can lights
- Note: drapes are excluded but rods will remain
- Note: sconces on either side of desk are excluded

PRIMARY BATHROOM

- Spacious spa-like primary bathroom
- White River granite countertops
- Large vanity with dual sinks and tons of storage
- 2 decorative mirrors
- 2 sconces on either side of both mirrors
- Pedestal tub with handheld sprayer
- Beautiful light fixture over the tub
- Built-in shelf above tub for soaps, candles, etc.
- Picture window above tub
- Walk-in shower with frameless glass surround, white subway tile, additional rain shower head
- Separate water closet with head knocker cabinet
- Cabinets include 2 pull-out drawers that have electrical outlets to plug in your hair dryer and electric toothbrush, keeping them out of sight
- Recessed can lights
- Oversized primary closet is full of custom cabinetry to hold loads of clothes, shoes and it has a display area for purses.
- Decorative light fixture in closet
- Closet has room for a center island or sitting furniture
- Attic access in closet

Features & Amenities

- Note: dog hooks in primary bath are excluded

SECONDARY BEDROOM #1

- Located upstairs
- Windows overlooking front yard
- Cordless custom bamboo shades from Bali Blinds
- Crown molding
- Ceiling fan/light fixture
- Closet with two doors
- Note: drapes are excluded but rods will remain

SECONDARY BEDROOM #2

- Located upstairs
- Windows overlooking front yard
- Crown molding
- Ceiling fan/light fixture with remote
- Cordless custom bamboo shades from Bali Blinds
- Double door closet
- Note: drapes are excluded but rods will remain

GUEST BATHROOM

- Located just outside secondary bedrooms #1 and #2
- Decorative black and white hexagon tile floor
- Jetted tub/shower combination with white subway tile wall
- Large vanity with 2 sinks and ample storage
- Cabinets include 2 pull-out drawers that have electrical outlets to plug in your hair dryer and electric toothbrush, keeping them out of sight
- 2 decorative mirrors
- 2 sconces
- White River granite countertop

UTILITY ROOM

- Located upstairs with primary bedroom and 2 secondary beds
- Washer/dryer connections
- Tons of storage cabinets
- Dry bar
- Folding counter with White granite countertop
- Decorative black and white hexagon tile floor
- Decorative light fixture

GARAGE APARTMENT

- 484 SF (not included in the overall home sq ft) with private stairway entrance, kitchen and full bathroom
- Makes an ideal guest suite/game room/office/gym
- Has the same high-end finishes that mirror the main house
- Cordless custom bamboo shades from Bali Blinds
- Ceiling fan
- Recessed can lights
- Crown molding
- Decorative light fixture over the bed (same light fixture as the light in the dining room)

- #### GARAGE APT KITCHEN

- Quartzite countertop
- White subway tile backsplash
- Stainless steel Frigidaire gas range with oven
- Stainless steel microwave with vent
- Storage cabinets/drawers
- Stainless sink
- Stainless steel Frigidaire fridge/freezer (excluded)

- #### GARAGE APT ENSUITE BATHROOM

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- Vanity with quartzite countertop
- Tub/shower combination with white subway tile
- Restoration Hardware style mirror
- White hexagon tile floor
- Window with drape
- Sconce

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