

4004 A/B Rutland Street

Independence Heights



Overview

Bedrooms	3
Baths	3 Full 1 Partial
Square Feet	2,267 per Builder
Lot Size	1,995 per HCAD
Schools	Kennedy Elementary Williams Middle School Washington High School

GROUND FLOOR

Entry

Custom Modern Wood and Glass Front Door
LED Lighting
Alarm System Owned
Covered Access for Weather Protection
Access to Staircase with Wood Treats and Custom Steel Railing
Tile Flooring

Secondary Bedroom

Plush Carpet
Sleep Overhead Fan
LED Lighting
Large Windows
Separate Second Closet
Huge Walk-in Closet
Access to Back Yard

En Suite Bathroom

Modern Light Fixture
Tub/Shower Combo
Statement Tile to Ceiling
Sleek Black Fixtures
Built-in Niche for Products
Oversize Vanity with Drawers, Cabinets, and Abundant Counter Space
Tankless Water Heater for On-Demand Hot Water

SECOND FLOOR

Living Room

Walls of Windows
LED Lighting
Sleek Overhead Fan
Hardwood Flooring - 3/4" Red Oak

Kitchen/Dining Room

Calacatta Quartz Countertops
Stainless Steel Appliance Package
Island with Seating
Soft Closing Cabinets
Soft Closing Drawers
Under Cabinet Lighting
Designer Tile Backsplash
Huge Windows
LED Lighting
Extensive Natural Light
Walk-in Pantry
Hardwood Flooring - 3/4" Red Oak

Home Office

Private Location with Glass Door
LED Lighting
Large Windows with Second Floor Views
Hardwood Flooring - 3/4" Red Oak

Utility Room

Washer and Dryer Included
Sink for Delicates
Extensive Built-in Cabinets and Storage

COMPASS

Gas Dryer Connections
Washer Connections
LED Lighting

THIRD FLOOR

Primary Bedroom

Walls of Windows
LED Lighting
Sleek Overhead Fan
Huge Closet with Custom Built-ins
Hardwood Flooring - 3/4" Red Oak

Primary Bathroom

Separate Soaking Tub Framed by Windows
Walk in Frameless Glass Shower with Window
LED Lighting
Sleek Black Fixtures
Built-in Niche for Products
Oversize Vanity with Dual Sinks, Drawers, Cabinets, and Abundant Counter Space
Tankless Water Heater for On-Demand Hot Water

Secondary Bedroom

Plush Carpet
Sleep Overhead Fan
LED Lighting
Large Windows
Huge Walk-in Closet
Located Down the Hall from Primary

En Suite Bathroom

Modern Light Fixture
Tub/Shower Combo
Statement Tile to Ceiling
Sleek Black Fixtures
Built-in Niche for Products
Oversize Vanity with Drawers, Cabinets, and Abundant Counter Space
Tankless Water Heater for On-Demand Hot Water

EXTERIOR FEATURES

Fully Gated
Private Entrance with Coded Gate Access
Covered Entry
Cement Board Exterior - No Stucco
Oversize Tandem 2 Car Garage

GREEN HOME FEATURES

Attic Fan
Attic Vents
Energy Star Appliances
HVAC>13 SEER
Insulated/Low-E windows
Insulation - Batt and Blown Fiberglass
Radiant Attic Barrier

AREA FEATURES

Independence Heights
Access to Major Highways
Effortless Commuting to Business Centers
Close to Recreation in The Heights
Nearby Parks - Graham Park, Kerr Park and Independence Park.
One of Houston's Best Buys- Stable Positive Trends in Property Values