

 **1502 Nicholson Houston Heights**

Houston, TX 77008

FIRST FLOOR

Kitchen and Breakfast Area

- Granite counters
- Breakfast bar
- Pantry with pull out shelves
- Stainless steel dishwasher, refrigerator, microwave
- Iron chandelier in breakfast area
- New 5-burner stainless gas range

Sitting Room

- Gas fireplace with tile surround
- Built-in cabinets
- Stained glass windows

Dining Room

- Designer Chandelier
- Abundant natural lighting
- 3 walls of windows

Family Room

- Open concept
- Ceiling fan
- Recessed lighting
- Views of the back patio
- Patio access

Powder room

- Built-in cabinets
- Pedestal sink

Entry

- Decorative leaded glass front door w/ sidelights
- Spacious foyer

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SECOND FLOOR

Primary Bedroom

- Ceiling fan
- Tray ceiling

Primary bath(remodeled)

- Tile flooring
- Freestanding European style tub
- Walk-in shower with frameless door closure
- Water Room with built-in cabinets
- Chandelier
- Double vanity with granite counters and pendant lighting
- Stained glass accent windows
- Spacious walk-in closet with built-ins

Secondary Bedrooms 1 & 2

- Walk-in closets
- Jack and Jill bathroom
- Ceiling fans

Secondary Jack and Jill Bathroom

- Tub/shower combo
- Tile flooring
- Granite counters

Office

- Built-in cabinets, desk and shelves
- Ceiling fan
- Abundant natural lighting

Additional features

- New LG stackable all in one washer and dryer
- AC's 2013/one recent new condenser w/ warranty
- Roof 2013
- Recent tankless on demand hot water heater
- Double-pane insulated windows
- Hardwood floors throughout
- Deep baseboards
- Detailed moldings
- Designer lighting
- Fresh paint
- New patio landscaping
- Water fountain in back patio
- Front porch with porch swing
- Side porch and patio
- Attached 2-car garage

****ALL PER THE SELLER**