

# 1802 Vermont

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	3
<b>Baths</b>	3 Full +1 Half Bath
<b>Square Feet</b>	2,861 per HCAD
<b>Lot Size</b>	2,014 per HCAD
<b>Year Built</b>	2014 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Montrose

### OVERALL

- Fully fenced-in corner lot
- Several outdoor spaces: fenced-in turfed side yard, 2nd floor spacious balcony and 4th floor rooftop terrace with Downtown views!
- All bedrooms have en-suite baths
- Tile floor on 1st floor & hardwood floors in all other living spaces, NO CARPET!
- Rooftop terrace ideal for lounging with unobstructed views of Downtown Houston
- NO HOA!
- Close to 4 popular grocery stores: Whole Foods, Trader Joes, HEB and Kroger
- Easy access to the running and biking trails at Buffalo Bayou Park
- Walking distance (just a few blocks away!) from popular dining & shopping in Montrose: Common Bond Bistro, Empire Cafe, Ostia,Riel, Paulie's Agora, Montrose Wine & Cheese, milk+sugar, Rosie Cannonball, Le Labo, Emerson Rose, Lo-Fi Vintage, just to name a few!

- Incredible location; close to tons of great shopping and restaurants in River Oaks Shopping District and River Oaks Shopping Center!
- Easy access to major freeways I-10, 59, 610, Allen Parkway, Downtown, Medical Center, and the Galleria

### EXTERIOR

- Fully fenced-in turfed side yard with turf
- Great space for kids and pets to play
- Turfed putt-putt area
- Balcony on 2nd floor
- Rooftop patio with views of the Downtown skyline (imagine watching 4th of July fireworks!)
- Attached 2 car garage with automatic garage door opener
- Beautiful oak trees that line the street along the property
- Gutters
- Gas lantern

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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### ENTRY

- Wide staircase with hardwood treads and iron balusters
- Decorative sconces at each staircase landing
- Garage access
- Large coat closet with additional under the stair storage
- Room for entry furniture

### LIVING ROOM

- Open floor plan with kitchen and dining room; ideal for entertaining
- Tons of natural light pouring in from the two walls of windows
- Large windows overlook the mature oak trees lining the street
- Roll down shades
- Hardwood floors
- Open floor plan with kitchen and dining room
- Recessed can lights
- Ceiling fan

### DINING ROOM

- Open floor plan with kitchen and living room; ideal for entertaining
- Hardwood floors
- Decorative light fixture
- Recessed can lights
- Crate & Barrel shelves for display (included)
- Large floor to ceiling windows with windowed door to balcony
- Rod for curtains
- Spacious balcony offers room for a grill & outdoor furniture

### KITCHEN

- Marble countertops
- White subway tile backsplash

- 2 pendant lights over island
- Jenn-Air 5 burner gas cooktop on island
- Bosch stainless steel oven
- Stainless steel built-in microwave
- GE stainless steel french door fridge and freezer with water/ice dispenser
- Bosch stainless steel dishwasher
- Tons of storage cabinets
- Slow close drawers
- Under cabinet lighting
- Dry bar area with stainless steel beverage fridge and glass-front display cabinets
- Stainless steel double basin sink under window

### POWDER ROOM

- Located on the 2nd floor with all of the main living spaces
- Vanity with storage
- Window

### PRIMARY SUITE

- Located on the 3rd floor
- Hardwood floors
- Tray ceiling
- Roll down blackout shades
- Ceiling fan
- Recessed can lights
- Room for a sitting area

### PRIMARY BATHROOM

- Large vanity with double sinks and double mirrors and decorative sconces
- Tons of storage
- Large soaking tub
- Separate shower with frameless glass shower surround and subway tile wall

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- Shower has separate handheld shower attachment
- Opaque window
- Large walk-in closet with built-in dressers and tons of hanging space

### SECONDARY BEDROOM #2

- Located on the 3rd floor with the primary bedroom
- Windows overlooking the trees
- Roll down blackout shades
- Ceiling fan
- Recessed can lights
- Closet
- ENSUITE BATHROOM
  - Tub/shower combination
  - Vanity with storage
  - Window

### SECONDARY BEDROOM #2

- Located on the 1st floor
- Oversized room that could function as a home gym, office, game room/playroom, guest bedroom or all of the above!
- Tile floor
- Ceiling fan
- Door leading to sideyard
- Black out shades
- Closet
- ENSUITE BATHROOM
  - Tub/shower combination
  - Vanity with storage
  - Window

### UTILITY ROOM

- Located on the same floor as the primary bedroom and secondary bedroom
- Storage cabinets
- Window
- Folding counter

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