

Letter from the Sellers of 210 W 24th Street

What We LOVE about this home:

Layout:

Natural light (transom windows are awesome, very rare in the heights or urban areas), 12 ft + High Open Ceilings are hard to find in the Heights, Open and Flexible Space Downstairs, Garage Apartment. Before the kids were born, the room by the fireplace was my home office. After the kids were born, it became their play area. My husband built the garage apartment into his music room.

WALKING PROXIMITY:

LOCATION! LOCATION! LOCATION!

- o We loved the convenience of walking to **coffee shops** (“*Tendfold*”, “*Boomtown Coffee*”), **restaurants** (“*JustMac*”, “*Heights Asian Café*”, “*Jinya Ramen Bar*”, “*Hopdoddy Burger*”, “*The Rice Box*” and so much more), **bakeries** (“*Angela’s Oven*”, “*Common Bond*”), **farmers grocery store** with fresh and organic produce (“*Central City Co-Op*”, 5 min walk), **kids playgrounds** (“*Halbert Park*”, “*Helms Elementary*”), our **pediatrician** (“*Texas Children Pediatrics*” yes, we went too often since it’s a 2 minute walk, very convenient with often sick babies), and, of course, beautiful **bike trail**.
- o Also, there are so many beautiful streets around, perfect for running, walking our dog or children. This is the reason we bought this house. We wanted to live in the city (not in suburbs), but with a neighborhood feel.

NEIGHBORS:

- o Neighbors: Our neighbors on the street became our friends; we have Halloween street parties, birthday parties and Christmas celebrations every year, making our own 24th W. Street community. Everyone is very friendly and helpful.
- o Master Car Care (“Shop”): This business behind us is a great neighbor as well. They are very professional, experienced and helpful. My parents lived in the garage apartment 6 months out of the year and never had a negative comment about the car shop. Quite the opposite: several times our dog wandered to the shop and was brought

back by the shop employee with a smile, or we would find him surrounded by friendly car shop employees petting him.

Also, it became surprisingly convenient to have them close by when my car needed some unexpected maintenance (the Owner is very nice and treated us as neighbors, and helped us many times with our car troubles or repair estimates). The car shop at their cost recently paved what used to be a dirt road behind our garage which makes a smooth exit to Yale. My older son started to ride his scooter there since the pavement was installed. We are still using this shop for our cars.

IMPROVEMENTS

- o **GARAGE APARTMENT:** When we purchased this house from the builder, the garage apartment was not complete. We worked with an experienced contractor to make it perfect for any use. In our case, we used it first as my husband's office and a guitar/music room ("a/k/a man's cave"), and then for my parents. They are now disappointed that we moved since they loved having their own building away from screaming kids, with total privacy, kitchenette, walk-in closet and bathroom with a tub. I wish every house had a garage apartment!
- o **BACKYARD:** After we bought the house, we installed French drains on both sides of the house and added stone tile (non-slip and sturdy) that accommodated a large L-shape patio couch with a coffee table and two rocking chairs. We installed artificial grass that is super soft (After testing multiple samples, I chose one that felt like a rug, try it 😊). Sprinklers beneath the grass cool it down for Houston summers. We had a grill and a smoker on the rocks near the fence, swings on the artificial grass, flower planters and an organic vegetable garden (near the fence). We utilized every square inch of the backyard. Also, I love the space under the stairs – perfect for patio cushions storage.
- o **FRONTYARD:** After purchasing the house, we, together with our neighbors, added a front fence, which expanded the outdoor space of our house. Very useful for dogs and kids.
- o **BUILT-IN CABINETS:** We worked with an experienced contractor to create shelves and cabinets around the fireplace. It gave us extra space to store kids toys, Christmas decorations, etc. In the Master Bathroom, we added cabinets for towels and bedding. All material is natural wood painted with odor-free paint. As a part of baby-proofing, we installed kids railing for safety. There is also an option to install already prepared gates for top and bottom of the stairs (also, custom made from natural wood, stored in the garage, perfect for pets or kids).