

741 Allston

Features & Amenities

COMPASS



House Overview

Bedrooms	3
Baths	2 Full Baths
Square Feet	1,547 per HCAD
Lot Size	4,403 per HCAD
Year Built	1940 per HCAD
Neighborhood	Heights

OVERALL

- Charming bungalow renovated & expanded in 2004
- Craftsman details throughout
- Roof- approx 2011
- HVAC-approx 2018
- Gleaming hardwood floors that continue throughout the home, NO CARPET!
- Recessed dimmable LED lighting
- Every window is outfitted with new window blinds (2021)
- Entire interior home was freshly painted (2021).
- Comes with W/D & refrigerator, storage shed.
- Zoned to Harvard elementary school, buyer to verify
- Not in the historic district!
- Location, Location, Location! Walking distance to tons of restaurants, bars & shopping in Heights Mercantile, M-K-T & Heights Central Station.
- Walk to 3 great parks: Donovan, Milroy & Lawrence Park!
- 1 block from Heights Hike & Bike & 3 blocks from Heights Blvd jogging trails.
- Walking distance (just a few blocks away!) from popular dining & shopping at the Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.), Postino Wine Bar, Local Foods, 4th & Nomad, Common Bond Coffee, Eight Row Flint, Better Luck Tomorrow, EQ Heights coffee shop, Onion Creek, Lola Diner and more!
- A couple blocks over from the new development M-K-T, a mixed use development that has approx. 30+ retail & dining options (themkt.com)
- 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
- Close proximity to Kroger, the recently built H-E-Bs on Shepherd and Washington, Whole Foods 365 on 610N, Whole Foods on Waugh, popular dining along Shephard, and Washington Corridor

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.



WHITNEY CONKLING
Whitney.Conkling@compass.com
713-557-6415

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FRONT EXTERIOR

- Charming curb appeal with inviting yellow door
- Fully iron fenced-in front yard with plenty of space for kids and pets to play.
- Mature tree provides shade with fresh landscaping in flower beds.
- Parking pad w/ 3 parking spots.
Option to add a 2 car garage w/ alley access in back.
- Hand laid brick path leads to covered front porch
- Front porch has room for outdoor chairs
- Sprinklers

BACK EXTERIOR

- Fabulous covered back porch with pull down sun shades and ceiling fan/light fixture.
- Freshly stained deck, March 2024
- Plenty of room for outdoor furniture
- Fully fenced in greenspace for kids and dogs to play.
- Storage shed with workbench inside.
Note: current tenant installed window a/c but will be removed.
- Twinkle lights included
- Flower beds with fresh landscaping
- Gate to alley way
- Plenty of space to add on to home or to add two car garage
- Sprinklers

FORMAL LIVING

- Flexible space that can be used as a formal living room, study or used as part of the great room
- Gleaming hardwood floors that continue throughout the home
- Recessed dimmable LED lighting

- Light and bright with windows with window blinds
- Note there is electrical to add a light fixture if desired.

FAMILY ROOM

- This great room can be used as a formal living room in the foreground with a dining room in the background. Or how it currently is set up as a formal living room in the front opening up to your family room.
- Decorative light fixture.
- Plenty of room for large furniture pieces.
- Hardwood floors
- Recessed dimmable LED lighting
- Windows with newer window blinds

DINING ROOM

- Open floor plan with kitchen
- This room is a flexible space that could be used as a family room, playroom, etc and you could put your dining room in the front room.
- New decorative light fixture (2021)
- Window with window blinds
- Door with window shade that opens to the large covered back patio.
- Room for additional furniture such as a buffet and wallspace for artwork

KITCHEN

- Chef's kitchen
- Open to dining room
- Granite countertops
- Tons of storage
- Large island with breakfast seating
- The island has a large double basin sink, storage and a decorative pendant light fixture

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- A Samsung stainless steel refrigerator (note ice machine is not working).
- Gas range
- Built in microwave
- Dishwasher
- Window
- Pantry storage
- Coffee bar area with more storage
- Wine storage
- Tons of prep/serving space

PRIMARY SUITE

- Spacious primary bedroom located in the back of the home
- Double doors open to the back deck and overlook the lush backyard.
- Plenty of room for a king size bed
- Roll down shades
- Window with window blinds
- Recessed LED can lighting
- Ceiling fan/light fixture.
- Large walk-in closet with built-in dresser. storage shelves and plenty of hanging space

PRIMARY BATHROOM

- En-suite primary bathroom
- Double sinks
- Large vanity with granite countertops and tons of storage underneath
- Built in linen shelves
- Dual vanity lights
- Oversized jetted soaking tub
- Separate walk-in shower

SECONDARY BEDROOM #1

- Light and bright
- Located in the front of the house and overlooks the front yard
- Tons of windows with window blinds and drapes

- Recessed LED can lights
- Ceiling fan/light fixture
- Double door closet with built in dresser
- Note: current tenants still have drapes in the closet that will be reinstalled upon move out.

SECONDARY BEDROOM #2

- Spacious and flexible room that could be used as an office, gym, playroom or additional bedroom.
- Large double door closet
- Window blinds
- Drapes
- Recessed LED can lights
- Ceiling fan/light fixture.
- Note: current tenants still have drapes in the closet that will be reinstalled upon move out.
- Note: current tenants have peel and stick wallpaper that can remain or be removed upon move out

GUEST BATHROOM

- Located between secondary bedrooms #1 & #2 and easily accessible from living room
- Snk with granite countertops with storage underneath
- A head knocker cabinet
- Tub/shower combination with white subway tile.
- Note: The mirror in photo and light fixture are previous tenant and have been replaced with original mirror and light currently at property.

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