



For Sale

VAULTED AND VIBRANT: DISCOVER HOUSTON HEIGHTS' PREMIER GATED COMMUNITY LIVING

Open concept living with distinctive flair and vaulted-ceiling living area. Recently renovated, fully equipped kitchen. Lush and large backyard, a boon for urban living. In a gated community, this exceptional brick three bedroom/two-and-a-half bathroom townhome delivers maximum functionality in eclectic Houston Heights.

2705 RUTLAND ST #H | HOUSTON, TX 77008



SOARING LIVING AREA, PLUSH BACKYARD ELEVATE URBAN LIFESTYLE

Rich in details and versatile spaces, this urban charmer promises delight. Gleaming countertops and backsplash in the kitchen invite culinary creation. Stylish freestanding-island expands prep space. Stainless side-by-side refrigerator, natural gas range and built-in microwave. Owners' suite boasts timeless hardwood floors, jetted soaking tub, step-in shower, dual sinks, walk-in closet with robust storage and picture-window view of pleasant backyard. Airy second floor unfurls soaring living space

luxuriated by a wall of windows and half-moon transom clad with custom covering. Built-in desk with bookshelves, wood-burning fireplace. Downstairs bedroom with additional custom, wall-mount workspace, passage to verdant backyard with low-maintenance flower bed; turfing, Old World-style bocce ball court; preset gathering niches to enjoy your great outdoors. Elegant curving wall accents, ceramic tile, hardwoods. Short stroll to 19th Street, dining, shops, arts, culture.







FEATURES AND UPGRADES

GENERAL

- HVAC (full system replacement) – American Standard – 2018
- Ecobee Smart Thermostat
- Brick and Cement Board Exterior
- Ceiling Fans with Light Kits in All Bedrooms and Living Room
- Hardwood Stairs and Primary Bedroom Floor – 2021
- 12 x 12 inch tile flooring (downstairs) – 2018
- Spacious, sodded 28 x 24 foot back yard
- Secondary bedrooms with custom sliding closet doors and built-in workspace with TV mount

ENTRY

- Large covered porch
- Solid wood, six-paneled front door

LIVING ROOM

- Hardwood Floors
- Wood burning fireplace with natural gas starter
- Built-in desk and shelving
- 11' Vaulted Ceiling

KITCHEN

- Silestone Countertops – 2020
- Single Basin Stainless Steel Undermount Sink – 2020
- Pre-Rinse Pull-Out Spray Kitchen Faucet – 2020
- Backsplash – 2020
- Dishwasher – 2019
- Modern Slab-front cabinets with brushed nickel hardware
- GE Stainless Natural Gas Range
- GE Over the Range Stainless Steel Microwave Oven

PRIMARY SUITE

- Jetted Soaking Tub
- Separate Step In Shower
- Dual Sinks
- Separate Water Closet
- Walk In Closet

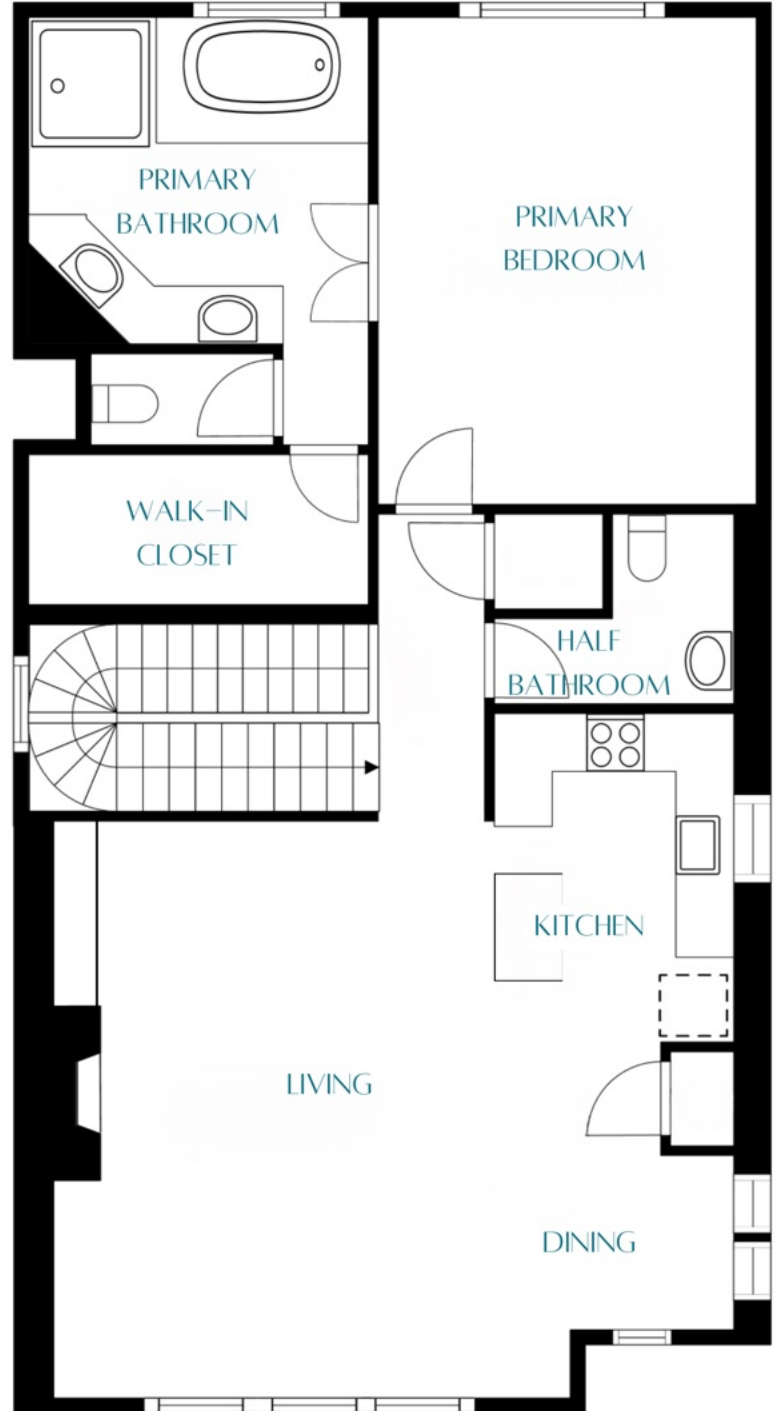


FLOOR PLAN

The thoughtfully-designed residence at 2705 RUTLAND ST #H boasts a floor plan built for communal gatherings that also has plenty of QUIET PLACES TO TUCK AWAY for private time.



FIRST FLOOR



SECOND FLOOR

SELLING Houston TEAM

With more than 45 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 400 Houston-area listings to market. The Selling Houston Team exceeds client expectations through impeccable marketing, negotiation skills, and pro-active client communications.

Contact the Selling Houston Team to assist with buying a home, selling or leasing a property, or marketing your next development.



Jennifer Vickers

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713-240-9671

Jennifer Vickers is a relationship-centric agent specializing in residential listings. Recipient of the HAR Realtor of the Year and 20 Under 40 Rising Stars in Real Estate Awards, she has also been featured in Texas Monthly as a multiyear Five Star Real Estate Award Winning Professional. Her detail oriented approach has kept her a Top Producer since entering the business in 2014.



Julie Harrison

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281-520-6024

Julie Harrison enjoys all aspects of the real estate business, especially establishing relationships with clients. As a native Texan, she can put her insider knowledge to work. She uses proven techniques and resources to help find the perfect home of your dreams earning her an abundance of five star reviews from clients who note that "at the end, you feel like family."



Lauren Neely

lauren@sellinghoustonteam.com
713-449-4651

Lauren Neely truly understands the importance of relationships. A native Texan from Victoria, Lauren earned a BA in Psychology and a Masters in Counseling. During her internship at UH's career services she realized how her skills and interests might be a fit for a career in real estate. Lauren loves working with people (and chows) and is committed to helping them find the property that is best for them.

Key Details

3



2.1



1,862 SF



Lot Size	1,959 SF
Neighborhood	Houston Heights
Property Type	Single Family
Stories	2
Year Built	2007
HOA	\$350/YR – Voluntary
Fireplace	Wood Burning
Construction	Brick/Cement Board
Style	Traditional
Garage	2 Car Attached
Heating	Central Gas
Cooling	Central Electric
Foundation	Slab
Nearby Parks	Heights Hike & Bike Trail, Wright-Bembry, Halbert, and Graham Parks
Walk Score	81 — Very Walkable
School District	Houston ISD
Elementary	Helms
Middle	Hamilton
High	Heights

NON-REALETY ITEMS

With an Accepted Offer, the Following Non- Realty Item Will Convey With the Sale of the Property:

- Free Standing Island
- Frigidaire Professional Side-by-Side Stainless Steel Refrigerator
- LG 4.3 cu. ft. Ultra-Large Capacity with Steam Technology Washing Machine – 2017
- LG 7.4 cu. ft Ultra Large Capacity SteamDryer – 2017
- Stair Gate
- Living Room and Downstairs Bedroom Television Mounts

The Sellers are open to conveying the television currently installed in the living room for an additional fee.



711 W 17TH STREET | HOUSTON, TX 77008



This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.