

# 1536 Nashua St

Features & Amenities

COMPASS



## House Overview

Bedrooms	3
Baths	2 Full + 1 Half Bath
Square Feet	2,154 per HCAD
Lot Size	2,500 per HCAD
Year Built	2007 per HCAD
Garage	2 Car Attached
Neighborhood	Heights

## OVERALL

- Two story home
- stained concrete downstairs
- beautiful hardwoods upstairs.
- Soaring vaulted ceilings
- NO HOA!
- NO CARPET!
- Great walkability to popular dining and bars in the area including Fluff bake bar, Height bier garden, Superica, Snooze AM Eatery
- Walking distance to all the fun bars on 20th
- Walking distance to popular dining and shopping on historic 19th street!
- Close proximity to great dining on 11th st including Loro, Trattoria Sofia and Hando
- Walking distance to the hike and bike trails
- Close to popular dining & shopping at the Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.), Eight Row Flint, Best Regards, Better Luck Tomorrow, Revival Market, EQ Heights coffee shop, Lola Diner
- Close to 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 H-E-B on Shepherd and Washington, Whole Foods 365 on 610N, Whole Foods on Waugh, popular dining along Shepherd and Washington Corridor

## FRONT EXTERIOR

- Fresh landscaping in flower box in between driveways
- Double wide private driveway leads to attached garage with automatic garage door opener
- 2 car garage with built in upper storage
- Gutters
- Large covered balcony with double doors come off the living room
  - Room for outdoor furniture
  - 2 recessed can lights
  - Freshly painted balcony floor
  - Beadboard ceiling
  - Iron railing
  - Perfect place for your morning coffee or evening glass of wine!

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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### BACK EXTERIOR

- Fenced in backyard
- Green space for kids and pets to play or to dine al fresco!
- Stone pavers
- Blank slate!
- Gutters
- New back exterior door, April 2024

### ENTRY

- Entry light
- Room for entry furniture
- Door to attached garage
- Deep storage closet
- Stained concrete floors that continue throughout the first floor
- View of the open stairs that have hardwood treads and wood banisters and handrail
- Tall windows lead down the hall

### LIVING ROOM

- Open floor plan with kitchen and dining, ideal for entertaining
- Soaring vaulted ceiling with beam details
- Gleaming hardwood floors
- Gas log fireplace with tile surround and wooden mantle with detailed millwork
- Crown molding
- Wall of windows and doors to covered front balcony
- Floor outlet
- Bracket to hang tv
- Recessed can lights
- 2 Directional art lighting
- Ceiling fan
- Windows overlooking front balcony with added plantation shutters

### DINING ROOM

- Open to kitchen and living room, ideal for entertaining
- Soaring vaulted ceiling with beam details
- Gleaming hardwood floors

- Windows with window shades
- Recessed can lights
- Crown molding

### KITCHEN

- Chef's kitchen with stainless steel appliances and large island
- Open to kitchen and living room, ideal for entertaining
- Soaring vaulted ceiling with beam details
- Black granite countertops
- Subway tile backsplash
- Jenn-air stainless steel range with convection oven
- Vent hood hidden under millwork to match cabinets
- Stainless steel dishwasher
- Stainless steel built in microwave
- Gleaming hardwood floors
- Double basin stainless steel sink with Oil rubbed bronze soap dispenser and pull down faucet
- Large island with breakfast bar seating
- 2 pendant lights
- Under cabinet lighting
- Recessed can lights
- Ample storage with tons of cabinets
- Large pantry cabinet

### POWDER ROOM

- Located on the 2nd floor with all the entertaining spaces
- Pedestal sink
- Decorative mirror
- Vanity light
- Head knocker cabinet

### STUDY

- Located downstairs
- Flex room that could function as a home office, gym or playroom
- Double glass doors
- Modern ceiling fan/light fixture with remote
- Upper windows bring in natural light

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## PRIMARY SUITE

- Located upstairs is this light and bright primary suite
- Tray ceiling with crown molding
- Recessed can lights
- Ceiling fan
- Windows with window shades and drapes
- Gleaming hardwood floors
- Sitting area which could be used as a reading nook, desk area or even a peloton space!
- Large walk in closet with ample hanging space and built in dresser

## PRIMARY BATHROOM

- Large vanity with dual sinks and limestone countertops
- Mirror with 2 vanity lights
- Oil rubbed bronze fixtures and hardware
- Whirlpool tub
- Separate walk in shower with stone floors and tile surround
- Large window with window blinds
- Linen closet
- Attached retractable wall mirror
- Separate water closet with head knocker cabinet

## SECONDARY BEDROOM #1

- Located downstairs
- Window with window blinds
- Ceiling fan/light fixture
- Recessed can lights
- Stained concrete floors
- Large walk in closet

## SECONDARY BEDROOM #2

- Located downstairs
- Large window overlooking the backyard with window blinds
- Ceiling fan/light fixture
- Stained concrete floors
- Large walk-in closet

## GUEST BATHROOM

- Located between secondary beds #1& #2
- Vanity with black granite countertops and storage
- Vanity light
- Oil rubbed bronze fixtures
- Linen cabinet
- Tub/shower combination

## UTILITY ROOM

- Located on the 1st floor
- Double doors
- Washer/dryer hookups
- Cabinet
- Drying bar

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