

Features & Amenities of 1214 Summer Street
Gated Community of Summer Street Landing
Built in 2014 by Unique Development Group

3 Bedrooms + 3.5 Bathrooms + Roof Top Terrace + 2 Car Garage
4 Story Home with an Exceptional view of the Downtown Houston Skyline
2,455 House Square Feet/HCAD 1,577 Lot Square Feet/HCAD

First Floor

Foyer: 17'9" x 6'11"

- 8' Solid Wood Front Door with Coke Glass Inset
- Walnut Hued Hardwood Floors
- Light Taupe Designer Paint, with White Trim
- Recessed Lighting
- Double Doors, from the Foyer, open to the Private Guest Suite

Private Guest Suite: 12'3" x 12'3"

- Light Taupe Hued Woven Carpet
- Light Taupe Designer Paint, with White Trim
- Recessed Lighting
- Ceiling Fan with Wood Style Blades
- Side-by-Side Stationary Picture Windows, with Adjoining Picture Sized Window, viewing the Front Yard Area
- Faux Wood Blinds
- White Fabric Window Coverings
- Patio Door, with Faux Wood Blinds (for Privacy), opens to the Side Yard
- Walkin Closet with Built-in Shelves & Multiple Hanging Rods

Private Guest Suite Continued:

- Extended Baseboards
- Adjoins En Suite Bath

EnSuite Bath of Private Guest Suite:

8'4" x 4'11"

- Quartz Topped Floating Vanity with Contemporary Wood Style Cabinet, Undermount White Porcelain Sink, and Contemporary Style Polished Chrome Faucet
- Contemporary Style Light Fixture with Opaque Glass Shade
- Wood Framed Mirror
- Walk in Frameless Glass Shower (Approximately 7'2" x 4'10") with Built in Bench, Tile Floor, Polished Chrome Plumbing Fixture, Polished Chrome Rain Shower Head, & Recessed Light
- Kohler Commode
- Taupe Hued Tile Floors
- Extended Baseboards

Second Floor

Living Area: 16'8" x 16'2"

- Walnut Hued Hardwood Floors
- High Ceiling – Approximate Height 9'11"

Living Area Continued:

- Light Taupe Designer Paint, with White Trim
- Recessed Lighting
- Crown Molding
- Wood Stained Glass Patio Door, with Dual Stationary Glass Patio Doors Adjoining, opens to the Tiled Balcony
- The Tiled Balcony (Approximately 11'1" x 5'11") offers Jet-Black Painted Railing & Overhead Recessed Lighting
- Top Down/Bottom Up Woven Fabric Shades
- Electrical Floor Outlet
- Extended Baseboards

Dining Area: 16' x 9'9"

- Walnut Hued Hardwood Floors
- High Ceiling – Approximate Height 9'11"
- Recessed Lighting
- Crown Molding
- Side-by-Side Stationary Windows, with Adjoining Picture Sized Window
- Light Taupe Designer Paint, with White Trim
- Extended Baseboards

Kitchen: 14'3" x 10'4"

- White Quartz Countertops & Backsplash
- Contemporary Style Upper White Washed Cabinets
- Contemporary Style Sabel Grey Hued Lower Cabinets
- Soft Close Drawers & Cabinets

Kitchen Continued:

- Deep Drawers for Storage of Cookware & Small Kitchen Appliances
- Polished Nickel Contemporary Style Hardware
- Quartz Topped Island/Breakfast Bar (Approximately 6'1" x 3'4") features Cabinets, Drawers, & Stainless Steel Wine/Beverage Refrigerator
- Dual Pendant Lights (with Fabric Shades) above the Island/Breakfast Bar
- G.E. Stainless Steel 5 Burner Gas Range (with Oven Below)
- G.E. Stainless Steel Dishwasher
- G.E. Stainless Steel Built in Microwave
- Built in Stainless Steel Wine/Beverage Refrigerator
- Stainless Steel Side by Side Samsung Refrigerator – Remains*
- Single Bowl Stainless Steel Sink
- Polished Nickel Commercial Style Faucet, with Pull Out Spray
- Side by Side Picture Sized Windows above the Kitchen Sink Area
- Two Tiered Pantry with Multiple Shelves
- Crown Molding
- Recessed Lighting
- Under Cabinet Lighting
- High Ceiling – Approximate Height 9'11"

Kitchen Continued:

- Walnut Hued Hardwood Floors
- Top Down/Bottom Up Pleated Shades
- Light Taupe Designer Paint, with White Trim

Office: 5'1" x 4'1"

- Quartz Topped Built in Work Station with Contemporary Style Sable Grey Hued Cabinets (Above) & Drawer (Below)
- Recessed Lighting
- High Ceiling – Approximate High 9'11"
- Picture Sized Window
- Top Down/Bottom Up Pleated Shades
- Light Taupe Designer Paint, with White Trim
- Walnut Hued Hardwood Floors
- Extended Baseboards

Powder Room/Half Bath: 5'3" x 5'

- Quartz Topped Vanity with Polished Chrome Contemporary Style Faucet, Undermount White Porcelain Sink, and Contemporary Style Wood Base
- Contemporary Style Light Fixture with Opaque Glass Shade
- Wood Framed Mirror
- Kohler Commode
- High Ceiling - Approximate Height 9'11"
- Light Taupe Designer Paint, with White Trim

Powder Room/Half Bath Continued:

- Shelved Closet Adjacent to the Powder Room/Half Bath

Third Floor

Primary Bedroom: 16'9" x 12'2"

- Taupe Hued Woven Carpet
- Side-by-Side Stationary Picture Windows with Adjoining Picture Sized Window, viewing the Houston Skyline
- Faux Wood Blinds
- Recessed Lighting
- Large Walkin Closet (Approximately 10'9" x 6') with Built in Drawers, Built in Shelves, Multiple Hanging Rods, & Fluorescent Light
- Light Taupe Designer Paint, with White Trim
- Extended Baseboards

Primary Bath: 12'3" x 8'7"

- Quartz Topped Floating Vanity with Dual Undermount White Porcelain Sinks, Contemporary Style Polished Chrome Faucets, and Contemporary Wood Style Cabinets/Drawers
- Wood Framed Mirror
- Walk in Frameless Glass Shower (Approximately 5' x 3'4") with Tile Surround, Built in Bench, Polished Chrome Plumbing Fixture, Polished Chrome Rain Shower Head, Recessed Lighting, & Tile Floor

Primary Bath Continued:

- Separate Soaking Tub with Tile Surround
- Private Water Closet with Kohler Commode
- Striated Taupe Hued Tile Floors

Second Bedroom: 14'1" x 9'10"

- Taupe Hued Textured Carpet
- Recessed Lighting
- Contemporary Style Ceiling Fan with Wood Type Blades & Light
- White Fabric Window Coverings
- Walkin Closet (Approximately 5'3" x 2'11")
- Taupe Hued Designer Paint, with White Trim
- Extended Baseboards
- Adjoins EnSuite Bath

EnSuite Bath of 2nd Bedroom: 8'11" x 5'3"

- Quartz Topped Floating Vanity with Contemporary Wood Style Cabinets, Undermount White Porcelain Sink, and Contemporary Style Polished Chrome Faucet
- Framed Mirror
- Full Tub/Shower with Tile Surround & Rain Shower Head
- Kohler Commode
- Taupe Hued Tile Floors

Laundry Room: 5'3" x 3'1"

- Full Size Amana Washing Machine & Dryer – Remain*
Note: There is a Safety Pan underneath the Washing Machine
- Double Door Enclosure
- Taupe Hued Tile Floors
- Wall Mounted Built in Sable Hued Contemporary Style Cabinets
- Flush Mount Light Fixture

Bedroom Hallway:

- Ceiling Height is Approximately 19'8"
- Triple Stationary Windows close to the top of the Ceiling, allowing Natural Light to Enter
- Walnut Hued Hardwood Floors
- Taupe Designer Paint, with White Trim

Fourth Floor

Dry Bar Area: 7'4" x 6'2"

- Dry Bar/Prep Area
- Quartz Topped Counter with Sable Hued Cabinets & Doors
- Walnut Hued Hardwood Floors
- Glass Patio Door opens to the Rooftop Terrace

Rooftop Terrace:

- Spectacular view of the Downtown Houston Skyline
- Wood Stained Decking
- Gas Connection, Water Connection, & Electric Connection

Garage: 27' x 19'7"

- Insulated Garage Door
- Ceiling Mounted Caged Shelving
- Automatic Garage Door Opener
- Walkin Storage Closet

Stairwells from the 1st Floor up to the 4th Floor:

- Hardwood Treads
- Jet Black Painted Metal Railing and Hand Rails

Additional Information:

- Gated Community
- Gated Front Yard with Security Gate
- Side Yard with Pebble Style Gravel
- Polished Chrome Doors Levers Throughout
- Never Flooded, Per Seller

This information has been prepared for marketing purposes only and should be confirmed by the buyer and the buyer's Representative.

*This information was provided by the Seller.