



ABOUT THE PROPERTY:

Welcome to 741 E 13th 1/2 Street! Nestled in the heart of the Heights, this meticulously maintained & recently renovated 1920's home offers the perfect blend of historic charm & modern convenience. As you step inside into an inviting living space, you're greeted by beautiful wood floors & large windows that bathe the space in natural light. Continue into the recently updated kitchen that seamlessly flows into the spacious family room. The kitchen is complete with custom cabinetry, Quartz countertops, & stainless-steel appliances. The primary bedroom was part of the 2019 addition & features his/her closets, an en-suite bath with a marble dual sink vanity, designer sconces, & soaking tub. Also part of the 2019 addition were the spacious mudroom & laundry room, equipped with an additional entrance to the home off the gated driveway. With loads of curb appeal, lush landscaping, & a backyard perfect for entertaining, gardening, or relaxing, outdoor living is a highlight of this property!

SELLER UPDATES & FEATURES:

- Addition to home (400 SqFt) – Mudroom, primary bedroom, laundry room, & storage room (2019)
- New HVAC system & ductwork (2019)
- Blown cellulose in attic (2019)
- Insulated under house (2019)
- New interior paint throughout (2019)
- New Eastern windows in front bedroom (2019)
- All new lighting throughout (2019)
- New shutters, blinds, & curtains throughout (2019)
- New closet in nursery/secondary bedroom (2019)
- Kitchen remodel – New countertops, backsplash, upper cabinets, hardware, sink & faucet, pantry, vent hood, & refrigerator (2019)
- Guest bathroom remodel – New tile floors, Quartz vanity, wallpaper, & lighting (2019)
- New primary suite with custom his/her closets (2019)
- Primary bathroom remodel – Marble tile floors, new toilet, marble dual sink vanity, designer sconces, & mirrors (2019)
- New exterior paint (2019)
- All new landscaping, back patio, French drains, gutters, & irrigation system (2019)
- Parking stall (2019)
- Rainwater collection (2019)
- New fencing along Western lot line (2020)
- Tankless hot water heater (2022)
- New fencing along Eastern lot line (2022)
- Raised herb garden (2022)
- New paint in kitchen (2024)
- New dishwasher (2024)



741 E 13th 1/2 Street
Houston, TX 77008



**BONCK
GROUP**

A LETTER FROM THE SELLERS:

Welcome to our historic home! We have loved living at 741 E 13th 1/2 Street. The home is 99 years old but was updated a few years ago to offer modern living. We will miss this house but love the area and are only moving a few blocks away for more space for our family.

We often get asked about the Shiloh club across the street – It's a quite dive bar with an older, quiet clientele. We have had no issues with the typical bar concerns (noise, rowdiness, etc.). We actually feel safer having the bar so close as the street is well lit by the bar lights at night & there always being eyes on the street.

Our two neighbors to the West are both young couples who could not be friendlier – You will probably see us coming back to visit them often once we move!

In the building behind our lot is a quiet church office (*Iglesia Cristiana Latina Presbyterian Church*). To the Right of our lot is a gated parking area that also belongs to the church office.

We hope you enjoy a swing under the shade of our live oak tree, reading a book by the den's abundant natural light, or unwinding on the back patio – these are a few of the things we regularly enjoy, love, & will miss about our home!

LAURA BONCK | TEAM LEADER

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