

2802 Ashwood Street

Notable Features + Amenities

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3 Bedrooms | 2 Baths
1,665 Building Sq. Ft. | 9,555 Lot Sq. Ft.

KEY FEATURES:

- On-trend with numerous updates, including fully renovated Kitchen & Bathrooms
- Spacious backyard – tons of room for play + pool
- \$50k in custom garage improvements
- Recent paint throughout (2024)
- Refinished original wood floors in all bedrooms, living spaces & dining room
- Updated energy-efficient windows throughout
- Crown molding throughout
- Custom cabinetry and window treatments throughout

LOCATION, LOCATION, LOCATION!

- Close proximity & fantastic walkability:
 - Several parks: Linkwood Park, Karl Young Park, Huckleberry Park, Helen's Park, Evelyn's Park and Brays Hike & Bike Trail
 - YMCA, McGovern neighborhood library and numerous restaurants, shops, fitness & more!
 - Zoned to Longfellow Elementary, Pershing Middle & Bellaire High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

Family Room

- Built-in custom storage cabinetry with in-cabinet outlets & Restoration Hardware knobs and pulls
- Recent paint (2024)
- Refinished wood floors
- Large updated windows with custom plantation shutters (The Shade Shop) providing wonderful natural light

Dining Room

- Beautiful light fixture
- Recent paint (2024)
- Refinished wood floors
- Open to the Family Room & Flex Room, providing the perfect space for entertaining family & friends

Flex Room

- Functional as a 2nd Family Room or Playroom
- 2 walls of large windows with wooden Hunter Douglas blinds providing wonderful natural light & overlooking the spacious backyard
- Recent paint (2024)
- Refinished wood floors
- Open to the Kitchen and Dining Room, providing the perfect space for spending time with family

Kitchen & Breakfast Room

- On-trend, renovated & updated
- Quartzite (natural stone) countertops
- Tons of custom wood cabinetry

Kitchen & Breakfast Room cont

- KitchenAid stainless-steel appliances:
 - Refrigerator
 - Gas cooktop (2022)
 - Oven
 - Dishwasher
 - Built-in microwave
 - Vent hood
- Restoration Hardware knobs & pulls
- Built-in trash drawer
- Under-cabinet lighting
- Shaws farmhouse sink with Hansgrohe faucet
- Subway tile backsplash
- Beautiful pendants
- Breakfast bar
- Open to the Game/Flex Room
- Breakfast Room:
 - Custom built-in bench with additional storage
 - Large, updated window with wooden Hunter Douglas blinds overlooking the spacious backyard
 - Recent, on-trend light fixture

Primary Suite

- Recent paint (2024)
- Recent light fixture
- Refinished wood floors
- 3 closets
- Updated & on-trend bathroom:
 - Carrara marble countertop
 - Custom cabinetry
 - Updated shower with frameless glass enclosure & on-trend tile
 - Brizo plumbing fixtures
 - Restoration hardware knobs & pulls
 - Crown molding
 - Updated window with wooden Hunter Douglas blinds
 - Added insulation in bathroom walls

Secondary Bedrooms & Bathroom

- Recent paint (2024)
- Refinished wood floors
- Spacious closets
- Fully renovated, updated & on-trend bathroom:
 - Carrara marble countertop
 - Custom cabinetry
 - Kohler plumbing fixtures
 - Crown molding
 - Updated window with wooden Hunter Douglas blinds
 - Added insulation in walls

Garage

- EV (electric vehicle) charger – 240 volt (2024)
- ~ \$50k in custom garage and driveway improvements (2022):
 - Floortex polyaspartic floor coating (superior to epoxy & 15-year transferable warranty)
 - Custom, high-end metal cabinets
 - Custom work bench with butcher block top
 - Slat wall storage system on walls, including “drop zone” area by door into house
 - Concrete foundation & new driveway to street
 - Insulation installed in walls
 - Replaced drywall on walls and ceiling
 - Updated ladder to attic
 - Improvements made by Garage Living and ReCraft Homes

Outdoor

- Recent driveway (2022)
- Gutters with drains to the street
- Beautiful, recent professional landscaping
- Spacious backyard – tons of space for pool + play
- French drains
- Front porch, back patio & walkways redesigned with pavers
- Sprinkler system
- Recessed soffit lighting (front & back)
- Hard-wired surveillance camera system

Other Features

- Recent paint throughout (2024)
- Tankless water heater (2022)
- Recent driveway (2022)
- All ductwork in attic replaced (2017)
- Sewer pipes updated to PVC
- Supply pipes updated to PVC
- Beautiful, recent light fixtures throughout
- HVAC:
 - Condenser (2017)
 - Coil (2017)
 - Furnace (2017)
- Added insulation in attic and bathrooms (2014)
- Updated, energy efficient windows throughout
- Crown molding throughout
- All doors replaced (2014; interior & exterior, except door from house to garage)
- Refinished original wood floors
- Previous foundation repairs with lifetime warranty (transferable one time)

All information per sellers. Please independently verify.

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