

## **Seller's Favorite Things about 1720 White & First Ward ("Sawyer Heights")**

The sellers welcomed their first child in January, and it is so bittersweet to part with their daughter's first home.

The sellers each love different things about the neighborhood and feel it has so much to offer even to folks who may have a different lifestyle. If someone is a fan of the local Houston art scene, they are adjacent to the First Ward Arts District, one of the largest artist communities in the city. The popular Momentum indoor rock climbing is always packed and is only a short walk away. If yoga is of interest, there are at least three studios walkable from the house. The architectural character of the First Ward is unique to Houston; it feels warm and livable even as stores and downtown are just steps away. Access to freeways is second to none, as you are essentially downtown, and access to walking and bike trails is unbeatable. It's the best of both worlds: city life in a single-family home brimming with character. White Street is a short cross street tucked away from the through traffic of nearby Crockett and Summer, meaning prime access without the nuisance of too much car traffic. The smart doorbell captures way more walkers, joggers, and bikers passing by than cars.

For mom, the location of home meant maternity leave was pure bliss. All essential errands are within a ten-minute drive, but even better: with so many walkable destinations she never felt cooped up in the house. She took countless walks with the baby in the stroller, no need to mess with loading in and out of the car. Some favorite outings include Target for essentials (10-min walk), Sawyer Yards (20-min walk), Washington Ave via Silver St (30-min walk), accessing Buffalo Bayou Park on foot (30-min) or walking 3 blocks to get on the Heights Hike & Bike trail, giving access to countless destinations in the Heights (30-min to restaurants on White Oak, 40-min to shops on Heights Blvd). She also enjoyed watching the parade of parents walking to pick up their children from nearby Crockett Elementary every afternoon. Now that she's returned to work, she has a speedy commute of under 10 minutes to her office downtown.

For dad, some of his favorite things about the neighborhood are the nearby restaurants, breweries, coffee shops (Catalina is the best in town!) and golf-related entertainment like The Puttery, Loft18, and Golftec. The brand-new Home Depot makes gearing up for home projects a breeze, and the nearby PetSmart and emergency veterinary clinic means your furry friends will have all their needs easily met. He has met many friendly neighbors walking dogs, pushing babies in strollers, fixing up cars, or just out for a jog. The neighborhood is approachable, diverse, and fun.

The house itself is bathed in light with ample windows and high ceilings, features three different covered porches to enjoy moments outside, and has a layout ideal for entertaining. They have hosted showers, dinner parties, and game nights in the functional and flexible open floor plan. The privacy fence installed in 2022 created a secluded side yard for sitting around a fire pit, swinging in a hammock, or letting a pet out to roam. The owner's retreat on the second half-level is a cozy place to escape after a long day and feels like a treehouse with the beautiful greenery outside each window. Having a full-sized laundry room is quite the treat, especially in a historic bungalow. All in, the house is a well-placed jewel in the heart of Houston.