

RICE MILITARY-WASHINGTON CORRIDOR

1118 Dart Street

3 BD 3 BA 3540 SF \$938,000



NOTABLE HOME FEATURES

- ICF (Insulated Concrete Form) Construction for strength and efficiency. Steel Rebar Reinforced 6" Concrete walls with 9" foam insulation
- Tankless Water Heater
- Adjustable window coverings – top-down & bottom-down
- Houston Downtown Skyline views from every floor
- Custom floating steel/wood staircase design w/ tension cable railing system
- Maintenance Free galvanized steel exterior
- Floors are Hardwood or Travertine
- RAM Windows <https://www.ramwindows.com/home>
- A/C & Furnace system installed April '24 w/ 10 yr. warranty

First Floor:

- Secondary Bedroom (13x11) with full bath
- Flex room that leads to garage
- Additional open flex area (maybe library or office)
- Oversize 3 car garage

Second Floor:

Kitchen/Living Area/Dining Room:

- Natural Quartzite slab counters and backsplash
- High-end appliances– Sub-Zero, Wolf, Kitchen Aid
- Blown Glass lighting & custom LED lighting
- Patio Fully Covered (33X20 = @600 sq.ft)
- Outdoor Kitchen – Custom steel & granite construction. RCE Oversized cook top piped to natural gas with drink fridge and plenty of storage
- Flat roof – Both patio areas – Re-decked, water proofed, re-graded with light concrete to drainage scuppers, covered in IPE Brazilian Hard Wood Decking and overhead roof of Galvanized steel. IPE is low maintenance, just oil it periodically.
- Secondary Bedroom (13x12) has been repurposed as a lounge/sitting area

Third Floor:

- Primary bedroom (22x12) with private patio
- Ensuite bathroom with deep soaking tub and separate shower with two shower heads
- Vanity with double sink
- HUGE walk-in closet with closet island that provides plenty of storage



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