

2903 Beauchamp

Features & Amenities

COMPASS



House Overview

Bedrooms	4
Baths	3 Full +1 Half Bath
Square Feet	3,380 per appraisal
Lot Size	5,000 per HCAD
Year Built	2017 per Seller
Garage	2 Car Attached
Neighborhood	Woodland Heights

OVERALL

- Recent construction by Modern Bungalow
- Corner lot with pool sized backyard
- Hardwood floors throughout, NO CARPET!
- Kohler purist plumbing line
- High-end light fixtures
- Wide hallways with wainscoting details
- Crown molding throughout
- Tankless water heater
- Zoned and walkable to exemplary Travis Elementary, buyer to verify eligibility
- 3 blocks from White Oak Parkway and White Oak Bayou Greenway Trail with miles of scenic hike/bike trails all the way to downtown!
- Walking distance to spark park at Travis Elementary and to Woodland Park and Stude Park!
- Walk to grab a coffee or pastry at the popular Uncle Bean's Coffee followed by tacos at the delicious Cantina Barba
- Skip the traffic and walk to live music at White Oak Music Hall!
- Steps from great shopping and dining options on Studewood and White Oak including Asch Building, Good Dog, Bellagreen, Antidote Coffee, Kind

Collective, The Gypsy Poet, Coltivare, Handies Douzo, Padre's Wine, Benny Thunder's, Onion Creek, just to name a few!

- Close to popular dining & shopping at the Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.), Eight Row Flint, Best Regards,, Better Luck Tomorrow, Revival Market, EQ Heights coffee shop, Lola Diner, plus tons of shopping & dining on 19th Street
- Close to the new development M-K-T, a mixed use development that has approx. 30+ retail & dining options (themkt.com)
- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria, Energy Corridor, & Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport
- Close proximity to Kroger, the H-E-B on Shepherd and Washington, Whole Foods 365 on 610N, Whole Foods on Waugh, popular dining along Shepherd and Washington Corridor

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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FRONT EXTERIOR

- Fantastic curb appeal with large porch and fenced in front yard
- Wrapped around front porch with room for furniture
- Welcoming yellow door with transom window above
- Decorative light fixture
- Outlets to easily plug in Christmas lights
- Fully fenced in front yard with iron fence, great place for kids and pets to play
- Freshly landscaped front beds with drip irrigation system
- Mature trees to provide shade
- Sprinkler system
- Gutters
- Access points surround the house for termite bait stations.
- Ring security doorbell
- Recessed can lights

BACK EXTERIOR

- Fully fenced in, pool-sized backyard
- Tons of grass space for kids and pets to play
- Fresh landscaping
- Two sets of french doors open from the family to covered porch
- Porch has recessed can lights and pre-wired for sound
- Wide steps lead to the built out deck
- Dine al fresco under the twinkle lights (included)
- Automatic driveway gate opens to double wide driveway for extra fenced in parking and/or great place for kids to scoot/play
- Mature trees
- Sprinkler system
- Gutters

ENTRY

- Wainscoting throughout entry, hallway and up the stairs
- Gleaming hardwood floors continue throughout the home

- Decorative light fixture
- Room for entry piece of furniture and to showcase art
- Crown molding
- Wide staircase with hardwood treads and banister
- Sconces lead up the stairway
- Hidden under the stair storage with another closet down the hall
- Recessed can lights

FORMAL DINING ROOM

- Sophisticated dining room
- Could also flex as a playroom for formal living
- Decorative chandelier
- Coffered ceiling
- Windows with window shades
- Wainscoting detail
- Plenty of room for additional furniture such as a buffet

STUDY

- French doors open off of the entry
- Light and bright home office space at the front of the home with views over the yard
- Flexible room that could function as a playroom, formal living, home gym, or office
- Windows with window shades
- Crown molding
- Recessed can lights
- Ceiling fan

KITCHEN

- Beautiful chef's kitchen
- Open floor plan with family room, ideal for entertaining
- Quartzite countertops
- White subway tile backsplash
- Large island with storage and breakfast bar seating
- 2 pendant lights
- Recessed can lights

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- DCS by Fisher & Paykel stainless steel 6 burner range with gas oven
- Vent hood disguised underneath matching cabinetry
- KitchenAid stainless steel dishwasher
- Stainless steel built in microwave in island
- Stainless steel mini wine fridge
- Large apron front sink located under two large windows
- Under cabinet lighting
- Ample storage with cabinetry going to the ceiling
- Upper glass front display cabinets
- Pull out trash can
- Pull out spice rack
- Pantry
- Coat/storage closet

FAMILY ROOM

- Light and bright family room with double french doors leading out to the back porch and yard
- Wall of windows with window shades
- Gas log fireplace with decorative tile surround and wood mantle
- Electrical and bracket installed to hang tv or room for art
- Custom built ins flank either side of the fireplace with storage and glass front display cabinets
- Ceiling fan
- Recessed can lights
- Pre-wired for sound
- Crown molding
- Door that leads to mudroom and garage

POWDER ROOM

- Located on first floor
- Vanity with quartzite countertops and storage
- Window with opaque film

PRIMARY SUITE

- Massive primary suite located upstairs with the other secondary bedrooms and utility
- Room for a sitting area
- Tray ceiling
- Ceiling fan
- Recessed can lights
- Crown molding
- Decorative pendant lights on either side of bed
- Windows with top down/bottom up window shades

PRIMARY BATHROOM

- Spa-like primary bath
- Free-standing soaking tub
- Walk-in shower with glass shower door and rainfall shower head and subway tile backsplash
- Dual vanities with ample storage and marble countertops
- Vanity lights
- Built-in linen storage
- To-die-for walk-in closet with shoe storage, hanging space, built-in dressers, windows and full length mirror
- Double crown molding
- Separate water closet

SECONDARY BEDROOM #1

- Located upstairs overlooking the front of the home with views overlooking the treetops
- Views of Downtown
- Ceiling fan
- Crown molding
- Two walls of windows with top down/bottom up window shades
- Recessed can lights
- Walk-in closet with window
- ENSUITE BATHROOM
 - Penny tile floor
 - Vanity with storage and quartzite countertops
 - Vanity light

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- Tub/shower combination with white subway tile surround and built in soap niche

SECONDARY BEDROOM #2

- Located upstairs
- Ceiling fan
- Recessed can lights
- Crown molding
- Windows with window shades
- Drapes
- Double door closet with ample hanging space and built-in shelves

SECONDARY BEDROOM #3

- Located upstairs
- Ceiling fan
- Recessed can lights
- Crown molding
- Windows with window shades
- Drapes
- Double door closet with ample hanging space and built-in shelves

GUEST BATHROOM

- Hexagon tile floor with decorative inlay
- Large vanity with dual sinks and quartzite countertops
- Two mirrors with vanity lights
- Built-in linen storage
- Tub/shower combination with subway tile surround and 2 built-in soap niches
- Window

MUDROOM:

- Conveniently located between the two car attached garage and family room
- Custom built in cabinetry
- Bench seat with storage
- Hooks to hang jackets and bags
- Upper windows
- Decorative light fixture
- Decorative tile floor
- Crown molding

UTILITY ROOM

- Located upstairs with all the bedrooms
- Window with window shade
- Washer & dryer hookups
- Hanging bar
- Built-in storage
- Decorative tile hex floor
- Built-in hamper outside the door for easy drop off

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