



2102 Banks St, Houston, TX 77098

## Property Description | Features Sheet

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Experience unparalleled luxury living at 2102 Banks St, a stunningly renovated craftsman-style masterpiece nestled in the heart of Houston's prestigious Rice/Museum District. Meticulously redesigned in 2024, this residence boasts a seamless fusion of timeless elegance and modern amenities.

Every inch of this home has been transformed, from the brand-new roof to the thoughtfully crafted staircase, garage apartment, outdoor patio/deck, and refreshed flooring/paint throughout. The grand foyer welcomes you with a newly designed staircase featuring sleek steel handrails, setting the tone for the exceptional design that unfolds within.

Ascend to the great room with soaring ceilings, an exquisite space perfect for both entertaining and relaxation. Upstairs, three bedrooms await, including an oversized primary suite with a lavishly updated bath. Downstairs, discover a renovated great room that seamlessly blends living and den spaces, accompanied by an additional bedroom with a full bath.

The chef's kitchen has been completely modernized, showcasing a large island, top-tier built-in appliances, quartz countertops, and brand-new cabinetry – a haven for culinary enthusiasts and entertainers alike. Step outside to the chic patio, providing a perfect backdrop for gatherings and outdoor enjoyment.

The detached garage has been updated to feature a potential income-generating apartment with a balcony patio, adding both convenience and investment potential to this already extraordinary property.

Positioned just a quarter mile from the iconic North and South Boulevards, this residence invites you to explore over 2 miles of tree-lined streets adorned with century-old oaks – a haven for walking and jogging enthusiasts. Walkable to Poe Elementary, and surrounded by incredible dining and shopping options, this home offers a lifestyle of convenience and sophistication.

Easily accessible to major freeways, with short commutes to the Medical Center and downtown, 2102 Banks St represents the pinnacle of luxury living in Houston's most coveted neighborhood. Don't miss the opportunity to call this meticulously renovated residence your home.

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### Living Room (25 x 15, 1st Floor):

- Soaring ceilings
- Redesigned staircase with sleek handrails & runners
- Newly installed LVP flooring
- Neutral tone paint
- Flush mount LED lighting

### Formal Dining (20 x 12, 1st Floor):

- French doors leading to oversized patio
- Newly installed LVP flooring
- Neutral tone paint
- Flush mount LED lighting



### **Kitchen (13 x 18, 1st Floor):**

- Level 4 upgraded quartz countertops
- Large island with stainless-steel farmhouse sink
- Additional island cabinet storage
- Custom designed backsplash
- Brand new built-in stainless-steel appliances (Bosch)
- Soft close custom cabinetry & hardware
- Walk-in pantry
- Contemporary pendant lighting
- Newly installed LVP flooring
- Neutral tone paint
- Flush mount LED lighting

### **Sunroom/Breakfast Area (11 x 7, 1st Floor):**

- Direct access to oversized outdoor patio
- Skylight & wall of windows
- Utility closet with W/D with gas connection
- Newly installed LVP flooring
- Neutral tone paint
- Flush mount LED lighting

### **Den/Office (11 x 9, 1st Floor):**

- Potential office/library space
- Additional seating for entertaining
- Newly installed LVP flooring
- Neutral tone paint
- Flush mount LED lighting

### **Secondary Bedroom (13 x 11, 1st Floor):**

- Walk-in closet
- Updated ceiling fan
- Newly installed LVP flooring
- Neutral tone paint
- Flush mount LED lighting

### **Primary Suite (25 x 11, 2nd Floor):**

- Expansive primary with additional seating area
- Newly installed LVP flooring
- Updated ceiling fan
- Neutral tone paint
- Flush mount LED lighting
- Spacious walk-in closet

### **Primary Bathroom (13 x 11, 2nd Floor):**

- Quartz vanity with new cabinetry & hardware
- Double sinks
- New freestanding tub
- Frameless mud set shower with tile surround
- New efficient toilet
- Lighting fixtures
- Updated tile flooring
- Neutral tone paint
- Flush mount LED lighting

### **Secondary Bedrooms (13 x 11, 2nd Floor):**

- Updated ceiling fan
- Newly installed LVP flooring
- Neutral tone paint
- Flush mount LED lighting



### Secondary Bathrooms:

- Two bathrooms – 1 up / 1 down
- Quartz vanity with new cabinetry & hardware
- New efficient toilet
- New bath/tub combo with updated tile surround
- Lighting fixtures
- Updated tile flooring

### Exterior Features:

- Mature trees & manicured flower beds
- New roof installed & gutters
- Irrigation system front & back
- Painted white brick with black trim
- Soffit down lighting
- Newly installed siding
- Spacious back patio with new decking
- New turfgrass front/back with irrigation system
- 2 car garage with attached carport/patio deck
- Elegantly built new front porch entrance

### Garage Apartment:

- Totally renovation in 2024
- New LVP Flooring/Carpet
- Fresh paint
- Recessed LED lighting
- New patio/balcony decking with contemporary handrail

### Updated Kitchen (Garage Apartment):

- New stainless-steel appliances
- Kitchen cabinets & hardware
- Single basin deep stainless-steel sink
- Upgraded quartz countertops
- Mosaic tile backsplash

### Updated Bathroom (Garage Apartment):

- Quartz vanity with new cabinetry & hardware
- New efficient toilet
- New tub/shower combo with updated tile surround
- Lighting fixtures

### Systems/Other Updates:

- 2<sup>nd</sup> floor original landing (game room) removed to allow space for new staircase & open up to the first floor
- Kitchen wall removed to open up to the dining area
- PEX piping installed throughout main house - (2024)
- New roof – (2023)
- Foundation work
- Primary bathroom redesigned to more functional layout
- New electrical wiring & breaker panel - main house (2024)
- Whole home renovation including the main house & garage apartment