

# 515 Archer Street

Brooke Smith – Greater Heights



## Overview

<b>Bedrooms</b>	3
<b>Baths</b>	2 Full 1 Partial
<b>Square Feet</b>	2,230 per HCAD
<b>Lot Size</b>	5,000 per HCAD
<b>Schools</b>	Browning Elementary Hogg Middle School Heights High School

## GROUND FLOOR

### Living Room

14' Pitched Ceiling  
Walls of Windows  
Pottery Barn Drapery  
LED Lighting  
Sleek Overhead Fan  
Mahogany Wood Craftsman Front Door  
7" Brazilian Nordic White Oak  
Engineered Hardwood Flooring  
Open to Dining Room

### Kitchen

14' Pitched Ceiling  
Calacatta River Quartz Countertops  
Kitchenaid Appliances including French Door Refrigerator, 30" Gas Range, and Dishwasher  
46-Bottle Kalamara Dual Zone Wine Cooler  
Whirlpool Microwave  
Island with Seating and Storage  
Soft Closing Cabinets  
Soft Closing Drawers  
Custom Pull-out Drawers  
Built in Trash Drawer with Separate Recycling Bin  
Built in Spice Storage  
Designer Ceramic Tile Backsplash  
Over Sink Window  
Restoration Hardware Pendant Lighting

LED Lighting  
7" Brazilian Nordic White Oak  
Engineered Hardwood Flooring  
Open to Dining Room

### Dining Room

14' Pitched Ceiling  
Walls of Windows  
Pottery Barn Drapery  
LED Lighting  
7" Brazilian Nordic White Oak  
Engineered Hardwood Flooring  
Open to Kitchen and Living Room

### Flex Room / Home Office

Designer Light Fixture with Dimmer  
Pottery Barn Drapery  
LED Lighting  
Large Windows with Side Yard Views  
Custom Paneled Statement Wall  
9' Ceiling  
7" Brazilian Nordic White Oak  
Engineered Hardwood Flooring

### Secondary Bedrooms

Modern Light Fixtures + Fan Combos on Dimmer  
LED Lighting  
Large Windows with Green Views  
Large Closets

# COMPASS

9' Ceilings  
7" Brazilian Nordic White Oak  
Engineered Hardwood Flooring

## **Jack and Jill Full Bathroom**

Modern Chrome Light Fixture  
Tub/Shower Combo  
Transom Window  
Statement Tile to Ceiling  
Built-in Niche for Products  
Sleek Chrome Fixtures  
Oversize Marble Vanity with Drawers,  
Cabinets, and Abundant Counter Space  
Tankless Water Heater for On-Demand  
Hot Water  
LED Lighting  
Separate W/C rooms  
Tile Flooring

## **Utility Room**

Built-in Cabinets and Storage  
Gas Dryer Connections  
Washer Connections

## **Powder Bath**

Tucked Away at Rear of Home  
Pedestal Sink  
Additional Storage  
Statement Light Fixtures  
Tile Flooring  
Open to Mudroom

## **Mudroom / Hallway**

Built in Storage: Coat Rack, Shoe  
Storage with Bench, and Cabinetry  
Separate Full Storage Closet  
French Doors to Side Yard  
Statement Tile Flooring  
Access to Powder Bath, Garage, Utility

## **SECOND FLOOR**

### **Primary Bedroom**

12' Vaulted Ceiling  
Statement Light Fixture (also wired for  
a ceiling fan)  
Walls of Windows  
LED Lighting  
7" Brazilian Nordic White Oak  
Engineered Hardwood Flooring

### **Primary Bathroom**

8X4 Walk-In Primary Shower with Dual  
Shower Heads  
Built-in Niche for Products  
Separate Oversize Vanities with Sinks,  
Drawers, Cabinets, and Abundant  
Counter Space  
Custom Linen Storage  
Honed Marble Floors  
Tankless Water Heater for On-Demand  
Hot Water

### **Primary Closet**

Furniture Style Built-ins  
Accessory Storage and Display  
Chrome Rods And Chrome Rod Sockets  
7" Brazilian Nordic White Oak  
Engineered Hardwood Flooring

### **Exterior Features**

New Concrete Work Front walk and  
driveway upgraded, accommodating up  
to 4 cars  
Fully fenced along the front of the  
property, equipped with a deadbolt  
lock for added security  
Fully fenced in back 6'2" tall, spanning  
the side and back of the home  
Original siding extensively refurbished,  
including sanding, treatment, and  
application of 2 coats of primer and  
paint  
New black 5" gutters installed around  
the perimeter of the home for efficient  
water drainage  
French Drain System installed  
Dual water hoses are conveniently  
located on either side of the house  
New Steel Stamped Carriage Style  
Garage Door Controlled with remote  
access or phone app

### **Structural Enhancements:**

Existing house exterior walls, interior  
walls, and roof rafters reframed for  
stability and durability  
Installation of new Plygem windows  
with screens throughout for improved  
insulation and aesthetics  
Application of new insulation  
throughout for enhanced energy  
efficiency

## **Foundation Work**

New Pier and Beam Foundation  
Raised the home by 16 inches and  
installed new perimeter beams and  
concrete pads for additional support

## **Mechanical, Electrical, and Plumbing Updated**

Upgraded to 200-Amp electrical  
service and wiring for increased  
capacity and safety  
Installation of PEX plumbing and PVC  
sewer pipes for improved efficiency and  
reliability

## **HVAC System**

5-ton Carrier AC unit with a dual-zone  
system, allowing separate temperature  
control for the existing home and the  
addition  
Honeywell Home T6 Pro Smart  
Thermostat with app connection for  
convenient temperature management

## **Heating System**

16-Seer Carrier furnace installed for  
efficient heating  
New duct system for improved air  
distribution

## **Roofing Upgraded**

New Roof Installation in 2021  
30-Year architectural shingle roof with  
a transferrable warranty for long-  
lasting protection  
Synthetic underlayment, pre-flashing,  
and galvanized drip edge installed for  
added durability and weather  
resistance



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