

# 1011 Alexander St

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	3
<b>Baths</b>	2 Full +1 Half Bath
<b>Square Feet</b>	2,369 per HCAD
<b>Lot Size</b>	3,000 per HCAD
<b>Year Built</b>	2008 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Heights

### OVERALL

- Two story home with large 800 sq ft backyard space
- NO HOA!
- NO CARPET!
- Great walkability to popular dining and nightlife in the area including Loro, Trattoria Sofia and Hando, Eight Row Flint, Better Luck Tomorrow, Best Regards
- Close proximity to popular dining and shopping on historic 19th street!
- Walking distance to the hike and bike trails
- Close to popular dining & shopping at the Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.) and along Shepherd
- Walking distance 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

### FRONT EXTERIOR

- Double-wide private driveway leads to attached 2 car garage with automatic garage door opener
- Mature trees on either side of home
- Iron gate leads to fenced-in walkway to front entrance of home and backyard
- Note: Exterior security camera excluded
- Note: Garage built-in shelves, hooks, bike rack will stay

### BACK EXTERIOR

- Approximate 800 sq ft fenced-in backyard
- Spacious, recently TURFED green space for kids and pets to play
- Large patio with stone pavers; offers lots of room to grill and dine al fresco!
- High, re-stained fence

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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## Features & Amenities

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### ENTRY

- Solid wood door with large window
- Hardwood floors that continue throughout the home
- Upon entering, you are greeted by a large open floor plan: 1st floor living with kitchen, dining and family room

### KITCHEN

- Open floor plan with dining and living room, ideal for entertaining
- Breakfast bar
- Island with 3 pendant lights above
- Ample storage
- Stainless steel oven
- Stainless steel gas cooktop
- Stainless steel built-in microwave
- Granite countertops
- Stone backsplash
- Double basin stainless steel sinks
- Under counter lighting
- Pot and pan drawers
- Pantry closet
- Note: storage by door leading to garage will stay

### DINING ROOM

- Room for a large dining table
- Open to kitchen and living room; ideal for everyday dining and entertaining
- Drapes

### LIVING ROOM

- Large room with space for different furniture configurations
- Double doors and large windows overlook the backyard, letting in tons of natural light
- Recessed can lights
- New ceiling fan
- Crown molding
- Large walk-in closet under the stairs
- Window treatments
- Tall window by stairs lets in tons of natural light and has window shade

### POWDER ROOM

- Located on the first floor with the entertaining spaces
- Pedestal sink
- Mirror with vanity light above
- Note: Storage cabinet will remain

### PRIMARY SUITE

- Located on the 2nd floor with the rest of the other secondary bedrooms
- Wall of built-in display/book shelves welcome you before you enter the primary suite
- Light and bright room with large windows with views overlooking the mature trees
- Windows with black out shades and drapes
- Vaulted ceiling
- Ceiling fan
- Recessed can lights
- Large walk-in closet
- Room for a sitting area
- Note: 2 wall shelves will stay

### PRIMARY BATHROOM

- Large vanity with dual sinks, granite countertop and ample storage cabinets
- Large mirror
- 2 vanity lights
- Walk-in shower with glass surround and slate tile wall and floor
- Large soaking tub
- Separate water closet with head knocker cabinet
- Slate tile floor

### SECONDARY BEDROOM #1

- Located upstairs
- New ceiling fan/light fixture
- Double door closet
- Large window with pull down shade with views overlooking the backyard
- Access to shared en-suite bathroom with secondary bedroom #2

## Features & Amenities

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### SECONDARY BEDROOM #2

- Spacious secondary bedroom located upstairs
- New ceiling fan/light fixture
- Walk-in closet
- Window treatment
- Hardwood floor
- Access to shared en-suite bathroom with secondary bedroom #1

### GUEST BATHROOM

- Accessible from secondary bedrooms #1 and #2
- Tub/shower combination
- Large vanity area with ample storage
- Linen closet
- Large mirror
- Vanity light
- Window

### UTILITY ROOM

- Conveniently located on the 2nd floor with all the bedrooms
- Double doors
- Washer/dryer hookups
- Shelves
- Drying bar
- Additional walk-in storage closet in hallway next to utility
- Open display/bookshelves in hallway next to utility

### EXCLUSIONS:

- Vehicle trail hitch bike rack
- Exterior security camera
- Washer/dryer
- Kitchen refrigerator

### INCLUSIONS:

- Garage built-in shelves, hooks, bike racks
- 2 display shelves in primary bedroom
- Storage cabinet by garage
- Storage cabinet in powder room