

1618 Arlington

COMPASS

Features & Amenities



House Overview

Bedrooms	5
Baths	3 Full +1 Half Bath
Square Feet	4,254 per Appraisal
Garage Apt	506 per HCAD
Lot Size	6,600 per HCAD
Year Built	2006 per HCAD
Garage	2 Car Detached

OVERALL

- Incredible New Orleans inspired brick home
- Thoughtfully designed with great floor plan, perfectly proportioned rooms, and high end details with millwork
- Premier location on one of the most desirable streets in the Heights
- Separate & finished garage apartment
- Primary bedroom down with 4 beds up
- New roof, 2022
- 2 new water heaters, 2024
- A/Cs- upstairs 2019, downstairs 2006 w/ new coil 2023, Garage apt- 2021
- Tons of storage with ample storage closets and custom built-ins
- Second floor features a dedicated study space with two built-in desks.
- Hardwood floors throughout the home, no carpet!
- Zoned and walkable to exemplary Field Elementary, buyer to verify
- Walk to tons of dining options including Goode Co Cantina, Jūn, Bluestone Lane Coffee, Collinas, Chilosos Tacos, Savoir to name a few
- Walking distance just a few blocks away!) from popular dining & shopping at historic 19th street: Jenni's Ice Cream, Hopdoddy,

Common Bond, Boomtown Coffee, Squable, Verdine, Alice Blue, to name just a few!

- Close proximity to lots of dining and shopping at Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.), and the new development M-K-T, a mixed use development that has approx. 30+ retail & dining options (themkt.com)
- 3 blocks from Halbert Park & Marmion Park
- 4 blocks to Field Elem Spark Park
- 3 blocks to Heights Blvd jogging trail
- Close proximity to Hike & Bike Trails, Donovan Park & Milroy Park
- Easy access to major freeways 610, 1-10, 290, & 45, Downtown, the Galleria, Energy Corridor, & Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport
- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Kroger

FRONT EXTERIOR

- Unbeatable and picture perfect curb appeal with brick exterior, iron railings, wrought iron fence and full width front porch and balcony
- Gorgeous large tree adds to curb appeal
- Fully fenced in with wrought iron fence front yard

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

- Green space for kids and pets to play!
- Professionally landscaped
- Sprinklers in front yard
- Gutters
- Exterior security cameras
- Sprinklers
- Parking pad outfront with alley access behind to 2 car garage
- Full-width front porch & balcony with iron railings
- Gorgeous and wide brick front steps leading front porch recently painted (August '24)
- Classic blue beadboard ceiling on both porch and balcony with recessed can lights
- Gas lantern
- Ceiling speakers installed
- Room for outdoor furniture
- Hardwood front door with opaque glass insert
- Security doorbell

BACK EXTERIOR

- New Orleans Garden District-inspired backyard courtyard
- Pool-sized backyard (plans available)
- Back porch with space for furniture
- Classic blue beadboard ceiling
- Large deck space with room for outdoor dining table
- Cross deck to easily access garage apartment
- Ceiling speakers
- Courtyard flanked by beautiful trees & greenery
- Sprinkler system
- Landscape lighting
- Water feature
- High end pavers for deck space
- Or space for grass or turf!
- Twinkle lights (included)!
- Wooden gate electronically opens to give access to 2 car garage
- Garage has epoxy floors

ENTRY

- Formal entry
- High ceilings

- Extra wide crown molding
- Wallspace with space to showcase artwork (art lights included)
- Room for entry furniture

FORMAL LIVING ROOM/STUDY

- New double doors were added to close this space off
- Flexible room that could function as a formal living room, study or playroom
- Beautiful gas log fireplace with mantle
- Extra wide crown molding
- Large windows with window shades overlooking the front porch and yard
- Recessed can lights
- Ceiling speakers
- Art light for over fireplace

FORMAL DINING ROOM

- Just off the entry and mirroring the other formal space
- Large windows on two walls with window shades
- Extra wide crown molding
- Inlay lighting on crown molding
- Ceiling speakers
- Access to butler's pantry that connects to kitchen
- Note: light fixture is excluded

BUTLER'S PANTRY

- Conveniently located between the kitchen and formal dining room
- Continued finishes from the kitchen
- Quartz countertops
- White elongated subway tiles
- Under cabinet lighting
- Glass front storage cabinets above
- Storage cabinets and doors below
- Door to large utility room

KITCHEN

- Centered around large island with tons of prep space and breakfast bar
- Second breakfast bar connecting to family room

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- 3 pendant lights over breakfast bar
- Viking stainless steel range with 6 gas burners and griddle with 2 ovens underneath
- Large stainless steel vent hood above
- Viking professional Stainless steel built in french door fridge/freezer
- Bosch stainless steel dishwasher
- New Viking stainless steel microwave, 2024
- Ample storage space
- Large pantry cabinets with pull out drawers
- Pull out trash can
- Under cabinet lighting
- Large stainless steel basin sink with pull down faucet
- 2 large windows over sink
- Second sink
- Reverse osmosis water system
- Open display shelves or cook book storage at end of breakfast bar
- Recessed can lights

FAMILY ROOM

- Open floor plan with kitchen
- Large windows and doors to the covered patio and backyard
- Shades for windows/doors
- Windows with plantation shutters
- Ceiling speakers
- Recessed ceiling lights
- Ceiling fan
- Room for different furniture configurations
- A/V closet around the corner (A/V equipment included)
- Views of gorgeous hardwood stairs with hardwood handrail and iron balusters

POWDER ROOM

- Located off entry hall and easily accessible from living space
- Large floating granite vanity with vessel sink
- Large mirror
- Vanity pendant lights

PRIMARY SUITE

- Spacious 1st floor primary bedroom
- Room for sitting area

- Built-in bookshelves with tv (included) and adjustable bookshelves
- Double crown molding
- Large windows with plantation shutters
- Recessed can lights
- Ceiling speakers
- Ceiling fan
- Room for
- MASSIVE walk in closet with tons of storage, hanging space and built-in dressers

PRIMARY BATHROOM

- Double doors open from primary space to this spa-like bathroom
- Large jetted tub located under an opaque window
- Walk-in shower with shower head, separate handheld sprayer and rain shower head and bench
- Separate vanities with separate sinks, mirror and vanity lights
- One vanity has knee space for chair
- Separate water closet
- Window with plantation shutters
- Recessed can lights

SECONDARY BEDROOM #1

- Located upstairs
- Spacious room
- Door to covered balcony that runs the entire width of the home
- Door and windows have plantation shutters
- Note: Wallpaper and decals are stick on/removable
- Recessed can lights
- Ceiling fan
- Huge walk- in closet
- Access to jack and jill bathroom shared with secondary bedroom #2

SECONDARY BEDROOM #2

- Located upstairs
- Spacious room
- Windows have plantation shutters
- Recessed can lights
- Ceiling fan

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- Double doors open to walk- in closet with built-ins
- Access to jack and jill bathroom shared with secondary bedroom #1

JACK & JILL BATHROOM FOR SECONDARY BEDS #1 & #2

- Large vanity with dual sinks and ample storage
- Vanity lights
- Separate room for tub/shower combination and toilet

SECONDARY BEDROOM #3

- Located upstairs
- Spacious room
- Windows have plantation shutters
- Recessed can lights
- Ceiling fan
- Double doors open to a walk- in closet with built-ins
- Access to jack and jill bathroom shared with secondary bedroom #4

SECONDARY BEDROOM #4

- Located upstairs
- Spacious room
- Flex room that could function as a game room, second office or home gym
- Door to covered balcony that runs the entire width of the home
- Door and windows have plantation shutters
- Note: Decals are stick on/removable
- Recessed can lights
- Ceiling fan
- Huge walk- in closet
- Access to jack and jill bathroom shared with secondary bedroom #3

JACK & JILL BATHROOM FOR SECONDARY BEDS #3 & #4

- Large vanity with dual sinks and ample storage
- Vanity lights
- Separate room for tub/shower combination and toilet

FLEX/EXTRA SPACE

- At the end of the wide upstairs hallway, you will find this extra flex space
- Could function as another office, homework space or hobby/craft room
- Two separate built-in desk spaces
- Built-in display/bookshelves

UTILITY ROOM

- Located on the first floor
- Washer/dryer hook ups
- Tons of space for cleaning supplies and storage
- Storage cabinets

GARAGE APARTMENT:

- Custom garage apartment could function in a variety of ways such as a guest suite, home gym, office space or a combination of all three
- Additional 506 SF
- Renovated in 2022
- Re-stained hardwood floors
- Added Privacy wall when you walk in
- Added decorative light fixture over the bed
- Large picture window overlooking the backyard and added curtain track with custom curtains
- Windows with plantation shutters
- Recessed can lights
- New remote Ceiling fan/light fixture
- Crown molding
- Added new kitchen:
 - Quartz countertops and new appliances
 - Storage cabinets and floating shelves
 - Stainless steel Dishwasher
 - New apron front sink
 - New built in microwave
- Ensuite Bathroom
 - Tub/Shower combination
 - Vanity with storage
 - New decorative mirror
 - Window with plantation shutters
 - Added pocket door to bathroom