

815 W Cottage Houston, Tx 77009



Heights living Fully Renewed & Updated

"This to-the-studs renewal and expansion is built for a modern-day lifestyle with historic, craftsman charm with an emphasis on indoor/outdoor living."

3 Bedrooms (After 694 sq ft addition)

Luxurious Primary Suite

2 full baths

New "2 car Garage Port" with Storage rooms

Renovation Highlights include:

If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable; but not guaranteed.

- ***Open Concept Living Area***
- ***All New electric wiring, fixtures, plumbing and HVAC systems***
- ***New Kitchen Cabinets and Quartz Countertops***
- ***All New Flooring***
- ***All new appliance suite***
- ***Vaulted Ceilings***
- ***Whole House WIFI System***
- ***Camera Security System***

Main House

Foundation:

- The original Pier and Beam foundation was restored and repaired. The addition was added with engineered concrete footings with all new beams for a seamless match to the rest of the house in form and functionality.
- The new driveway features new pour concrete.

Exterior and Roof:

All siding was restored, and the addition was sided with historic approved siding.

All exterior walls were primed and painted with high quality exterior paint.

- A New roof was installed with 30-year shingles and a ridge vent for attic venting with flow from soffit vents. The original structure was re roofed approximately a year earlier.

Electric and Plumbing:

- New electric service and ALL wiring throughout the home.
- New PEX plumbing throughout the home and garage. All new supply pipes, hot and cold, and fixtures as well as drainpipes.
- New gas water heater.

Porches:

- The front porch is new and maintains the traditional craftsman style.
- A back porch provides access to the greenspace and parking area.
- Historic approved windows with renewed or restored with new sash cords.
 - * The addition of the primary ensuite features restoration Historic-approved windows.

Architecture:

- The home's original floor plan was preserved and enhanced.
- Contemporary aesthetic design for modern-day living and entertaining was made to the front room for an open concept. This includes raising the ceiling with a vault to add to the spacious feel in the room.
- The shiplap wall in the living room was restored, refinished, preserved and exposed for that warm feeling that natural wood walls provide. This 100+ year old wood adds a dramatic yet cozy ambience to the sleek, contemporary craftsman style.
- New ¾" thick Oak hardwood floors are installed throughout the home. The bathrooms are featured with tile floors.
- Throughout the home, the craftsman style is preserved. Both the living room and dining room offer a spacious feeling with vaulted ceilings for a vast aesthetic of space that also serves to help reflect the natural light that pours in through the many windows.

Kitchen:

- All new high technology, premium appliances including:
 - Forno Breno 30" Dual Fuel Range with 5 Sealed Burner in Stainless Steel with Air Fryer & Reversible Griddle
 - Forno 24" Alta Qualita Pro-Style Built-In Dishwasher in Stainless Steel
 - Forno Orvieto 30-Inch 600 CFM Wall Mount Range Hood in Stainless Steel
 - Forno 36" Moena French Door Refrigerator - 19 cu.ft with Double Freezer Drawer and Ice Maker
 - Forno Built-In 1.6 cu.ft. Microwave Oven in Stainless Steel

The all-wood cabinets are new and feature soft close drawers *and* doors.

- A beautiful black basalt chevron pattern behind the stove accents the clean look of the on the quartz counters.
- A prep island with bar overhang adds extra seating for attractive durability.
- The stainless-steel farm (apron front) sink is of professional quality and high durability, providing ample room for your larger pots and pans.
- A fully built out walk in pantry with wire baskets and counter for small appliances, including countertop electric plugs.



Bar /Serving Area:



- A bar and serving cabinet in the dining area boasts a quartz countertop and includes a French door built-in beverage cooler and wine rack/stemware cabinet.
- The addition of a bar sink with an icemaker below adds to the functionality for everyday convenience and for gracious entertaining.

Primary Bedroom:

- The primary suite is an addition with the spacious feel from the coffered 11-foot ceiling with LED downlights.
- The new walk-in closet is custom fitted with extensive organizers and is well designed and built out to accommodate your full wardrobe.

Primary Ensuite Bath:

- The Primary bath is designed to a modern size and style while still complementing the original architecture.
- This true primary ensuite is complete with elegant, spa-like bathroom. Your private ensuite bath is a remarkable portrait of clever design and quality workmanship.
- It features two separate sinks with quartz counters set conveniently adjacent to the wet area.
- The large walk-in tile and glass shower is additionally outfitted with an extra spray wand and built-in folding courtesy seat.
- The full-size Ferdy freestanding soaking tub is ergonomically engineered for full body immersion resulting in a calm, relaxing feeling that grants a spa-like sense of pampering.

Laundry:

- The dedicated laundry room is setup for both gas and electric, accommodating the dryer of your choice.
- The room is graciously scaled for full size appliances and has the convenience of storage cabinets for cleaning supplies and other staples as well as hanging rods for drying and de-wrinkling.
- The room is large enough to accommodate a second refrigerator or freezer with a well-placed electric plug for that purpose.

Energy and Comfort.

- A New high-efficiency air conditioning system and gas furnace with all new ductwork, registers, grills, thermostat, and return air systems as well. A complete new system.
- New custom exterior Solar screens have been added to the windows outside to keep the rooms cool, comfortable and efficient on the hottest of days. The screens also add to privacy.

Technology:

- Your new home is wired for modern convenience. There is a wire chase above the mantle into the lower right cabinet for a tv above the fireplace.
- A central system is designed for modern convenience. A single feed from an internet or cable provider is all you need.
- The home is already Wi-Fi enabled (once a provider is subscribed)
- The residence is wired for internet or TV with cables in all major areas.
- A pre-installed camera system provides an added sense of protection, safety and convenience.

Garage / Carport Area/Yard:

- * A two car garageport with 2 separate storage areas and a new pour concrete driveway and parking area.
- * The yard is freshly graded and new sod installed.
- * New landscaping adds to the fresh look of this restored to modern bungalow.
- * All New fence with an automatic iron driveway gate.
- * Electric service is provided in the carport for an EV.
- * The carport features downlights and a ceiling fan for entertaining.

A Historic Craftsman Home reimaged by a Craftsman and achieved with Comprehensive Design Details.

For Details, Contact:

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