

# 2601 Bevis St, Unit B

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	3
<b>Baths</b>	3 Full +1 Half Bath
<b>Square Feet</b>	2,180 per HCAD
<b>Lot Size</b>	2,163 per HCAD
<b>Year Built</b>	2013 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Shady Acres / Heights Area

### OVERALL

- Located in the Shady Acres neighborhood of the desirable Heights area
- Private doublewide driveway
- 30' deep turfed & fenced backyard; offers plenty of room for a future cocktail pool (buyer to verify)
- Hand-scraped 8" wide plank hardwoods on second and third floors
- Prime location with walkability to tons of popular restaurants and nightlife; minute from popular shopping
- Walk to Cedar Creek, Bungalow Heights, Drift, Roast & Brew, Crisp, Wright Bembry playground
- 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

- Doublewide private driveway, perfect for your guests
- Privacy/security wood door leads guests to walkway to main entrance
- Keypad for garage
- Lantern
- Note: Exterior security camera will be removed
- 2 car attached garage

### BACK EXTERIOR

- 30' fenced backyard; plenty of room for pets & kids to play
- Turf installed, 2021
- Large covered space, perfect for outdoor furniture
- Gas line connection for grill
- Exterior lanterns
- Mature trees providing shade

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.



RACHEL CONKLING  
Rachel.Conkling@compass.com  
713-894-9070

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- 2nd floor extended patio, added in 2021, with access from the kitchen; ideal for grilling & outdoor dining

### ENTRY

- Mediterranean style hardwood front door
- Room for entry table
- Recessed can lights
- Art niche
- Large tile travertine floor
- Wood beam ceiling detail
- Hardwood stairs with iron rail
- Door leads to attached garage

### LIVING/FAMILY ROOM

- Spacious room
- Ceiling fan
- Light filled room
- Windows with blinds
- French doors lead to Juliet balcony
- Recessed can lighting

### DINING AREA

- Open floor plan with living and kitchen; ideal for everyday living and entertaining
- Ceiling outlet for a future dining light fixture
- Recessed can lights
- Windows with blinds
- Room for additional furniture such as a buffet

### KITCHEN

- Chef's kitchen with open floor plan with dining and living room, ideal for entertaining and everyday living
- Rustic wood ceiling beams
- Granite countertops
- Travertine tile backsplash

- Decorative oil rubbed bronze light fixture over island
- Bertazzoni stainless steel 4 burner gas range
- Bertazzoni stainless steel vent hood
- 8' expansive island w/ breakfast seating
- Stainless steel farmhouse sink
- Stainless steel Whirlpool dishwasher
- Stainless steel built-in microwave
- Mini wine chiller
- French door Whirlpool refrigerator
- Lots of cabinet space
- Under cabinet lighting
- Pantry closet with sliding stained wood door
- Door leads to extended patio; offers plenty of room for grilling and outdoor dining
- Utility space with cabinets, dry hanging bar, washer/dryer connections

### POWDER ROOM

- Located on the 2nd floor a few steps up from of the main living space
- Vanity with storage
- Travertine tile floor
- Decorative light fixture

### PRIMARY SUITE

- Located on the 3rd floor
- Entrance with barrel travertine tile ceiling treatment and decorative sconces
- Vaulted ceiling with decorative rustic wood beam and ceiling fan
- Oversized windows
- Spacious, light filled room
- Study nook w/ built-in countertop/desk
- Recessed can reading lights

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- Recessed can lights
- Sliding stained wood barn door leads to en suite primary bath

### PRIMARY BATHROOM

- Separate shower with frameless shower door, bench seat, travertine wall and floor
- Freestanding tub
- Vanity with dual vessel sinks, travertine counter, storage
- Separate water closet
- Linen closet
- Decorative light fixture
- High ceiling with decorative rustic wood beams
- French doors lead to large walk-in closet with built-in floor length mirror and shelving

- Spacious size; could make an ideal guest bedroom, study, work out room

### ● ENSUITE BATHROOM

- Tub/shower with travertine shower wall
- Decorative vanity with vessel sink
- Closet

### SECONDARY BEDROOM #1

- Located downstairs; could make an idea study, gameroom, work out space, guest bedroom
- Travertine floor
- French door entrance with window covering
- French doors with blinds lead to backyard
- Walk-in closet
- Ceiling fan
- ENSUITE BATHROOM
  - Shower with travertine shower wall and floor
  - Decorative vanity with vessel sink

### SECONDARY BEDROOM #2

- Located on the 3rd floor
- Ceiling fan
- Windows with plantation shutters

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The  
Conkling  
Group

RACHEL CONKLING  
Rachel.Conkling@compass.com  
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