

# 1929 Summer Street

COMPASS

## Features & Amenities



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<b>Bedrooms</b>	3
<b>Baths</b>	3 Full + 1 Half Bath
<b>Square Feet</b>	2074 per HCAD
<b>Lot Size</b>	1526 per HCAD
<b>Year Built</b>	2007 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Washington East/ Sabine

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## House Overview

### OVERALL

- Located in the gated community with a pool and hot tub!
- Private double-wide private driveway (one of four units in community which features this)
- Prime corner lot (one of two in community that sides to the pool area)
- Low maintenance, lock & leave home
- New roof, 2025
- New carpet, 2025
- Repainted whole interior, 2025
- 2 water heaters, 2022 & 2023
- Replaced AC, 2020
- Added portable whole house generator
- Added wooden deck on front exterior
- All kitchen appliances, approx. 5 years old
- Washer and dryer, approx. 5 years old
- \$3600 annual HOA fee: includes water, trash, controlled access, landscaping, and pool maintenance
- HOA replaced driveway gates/ iron railing, 2025
- Ring doorbell
- RING floodlight above garage
- Additional guest parking adjacent to unit
- Unbeatable location! Close proximity to the running and biking trails at Buffalo Bayou Park, Memorial Park, and White Oak trail
- Minutes (and many in walking distance) to TONS of popular dining & shopping in Sawyer Heights Village, Target, First Watch, breweries, art galleries, Sawyer Heights, coffee shops, nightlife and dining!
- Easy access to major freeways I-10, I-45, 610, 290

### FRONT EXTERIOR

- Private double-wide driveway (one of four units in community that offers this!)
- Prime corner lot situated next to pool (one of two units that sides to pool area!)
- 2 car attached garage with added storage
- Portable whole house generator
- Iron security gate that encloses front patio
- Added wooden deck; offers room for grilling. (deck could be removed if you needed a grass space for pets)

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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- Ring doorbell
- RING floodlight above garage

### ENTRY

- Door leads to attached garage
- French doors lead to downstairs guest bedroom
- 9' ceiling height throughout first floor
- Wooden entry door with privacy glass
- Added built-in storage

### LIVING ROOM

- Open floor plan with kitchen and dining, ideal for entertaining and everyday living
- 10' ceiling height throughout second floor
- Hardwood floors
- Ceiling fan
- Recessed can lights
- Ceiling speakers

### DINING ROOM

- Conveniently located between the kitchen and living; open floor plan ideal for entertaining and everyday living
- Decorative light fixture
- Room for large dining table and additional furniture such as a buffet
- Windows allows for abundant natural light
- Added built-in storage with quartz countertop along staircase

### KITCHEN

- Light and bright kitchen
- Quartz counterops

- LG stainless steel 5 burner gas range with dual ovens (one is convection), approx. 5 years
- LG stainless steel refrigerator, approx. 5 years
- LG stainless steel dishwasher, approx. 5 years
- Double basin black kitchen sink
- Three windows looking out to pool
- Ample storage
- Pantry closet
- Under cabinet lighting
- Recessed can lighting

### POWDER ROOM

- Located on the 2nd floor with the main living space
- Pedestal sink
- Decorative light fixture

### PRIMARY SUITE

- Located on the 3rd floor with secondary bedroom #1
- 11' ceiling height
- Added built-in storage on bedroom wall
- Recessed can lighting
- Ceiling fan
- New carpet
- Lots of natural light

### PRIMARY BATHROOM

- Vanity with granite countertop, dual sinks, storage
- Decorative pendant vanity lights above
- Separate jetted tub with tile surround
- Two privacy windows
- Walk-in shower with glass door and tile surround
- Private water closet
- Tile flooring

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- 10' tray ceiling
- Walk-in closet with added built-in storage

### SECONDARY BEDROOM #1

- Located on 3rd floor with primary bedroom
- 9' ceiling
- Walk-in closet with built-ins
- Large window
- Ceiling light
- New carpet
- Linen closet located in hall just outside secondary bedroom
- ENSUITE BATHROOM
  - Private bathroom for secondary bedroom #1
  - Vanity with storage below
  - Granite countertop
  - 2 privacy windows
  - Tub/shower combination with tile surround

### SECONDARY BEDROOM #2

- Located on the 1st floor
- French doors
- Large room; flexible space could function as a home office, game room or guest bedroom
- 9' ceiling height
- Added built-in storage along bedroom wall
- Two large windows look out to patio area
- Tile floor
- Decorative light fixture
- Two sconces
- ENSUITE BATHROOM
  - Private bathroom for secondary bedroom #2

- Vanity sink and storage below
- Granite countertop
- Tub/shower combination with tile surround
- Linen closet with built-in shelving and hanging space

### UTILITY ROOM

- Located on 2nd floor off the kitchen
- Built-in shelving and hanging space
- Washer and dryer, approx. 5 years

### FOURTH FLOOR LANDING

- Located at the top of the stairs just before exterior door to rooftop
- Room for desk/bar area
- Windows for natural light
- New carpet, 2025
- Door access to attic

### ROOFTOP TERRACE

- Expansive wrap around 4th floor rooftop terrace
- Direct view of Downtown skyline and the resort style pool below
- Artificial green accent wall
- Water spout for easy cleaning
- Plenty of room for outdoor furniture
- Enjoy sweeping city views, fresh air, and space to dine or lounge under the stars—ideal for entertaining or relaxing year-round!
- Unbeatable view of the Downtown skyline; imagine watching 4th of July fireworks!

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