

## **2023 Everett St – Features List**

### **EXTERIOR**

- Per HCAD – House = 1674 sf, Lot = 5000 sf
- CORNER lot
- Deep front porch
- Gingerbread detail at the bay windows
- Fully fenced with tall, heavy duty metal fence
- 5' sidewalks on both Everett and Paschall
- No open ditches – curb and gutters on both Everett and Paschall
- Highly raised off the ground
- Sand under the house so that water does not pool
- Good sized front yard (possibly more green space in back if smaller garage)
- VERY LARGE garage (4-6 vehicles) with toilet facilities
- Wide streets on both Everett and Paschall
- Located within COH Min Lot Size Ordinance - prevents the sub-division of lots
- 7 min walk - Quitman Metro Line
- 10 min walk - Hike & Bike Trail
- 10 min drive - Downtown
- Easy access to multiple freeways, Memorial Drive, The Heights
- Not in flood plain

### **INTERIOR**

- Original front door with decorative details
- Transom above front door – colored glass
- Original, solid wood, interior doors
- Transom windows over ALL interior door
- Jib windows (x2) at front of the house (at front porch)
- Original windows throughout
- WIDE central hallway with wainscoting details
- Original solid wood floors
- HIGH ceilings – 11' on main floor
- HIGH ceilings in attic too (conversion into conditioned space?)
- LARGE rooms (largest room is room with bay windows – approx.16x16')
- Walls – never been sheet-rocked – no sheetrock nail holes
- Kitchen and bathroom already removed