



Sunset Heights

316 Aurora Street

3 BD 2.1 BA 2232 SF \$750,000



Stunning New Orleans–style home in highly sought-after Sunset Heights with NEW ROOF (2024) and new A/C condenser (2022)! Enjoy not one, but two full-width wrought iron covered porches/balconies. Inside, you'll find hardwood floors throughout, high ceilings, extensive moldings, and a flowing floor plan ideal for entertaining. Chef's kitchen with stainless steel appliances and a large breakfast bar island that opens seamlessly to the charming family room with a gas log fireplace. A formal living room with pocket doors flexes beautifully as a private study. Elegant formal dining includes a chandelier and butler's pantry complete with beverage fridge & ice maker. Upstairs, the spacious primary suite showcases a tray ceiling and private balcony — perfect for morning coffee or evening unwinding. The spa-like bath offers a deep jetted tub, walk-in shower, and two walk-in closets. Two additional guest bedrooms share a well-appointed bath. Bricked back patio ideal for grilling and dining al fresco. Alley access to a 2-car garage. Great location with wide/curbed streets and walking distance to Tenfold, Angela's Oven and 19th street! Easy access to 610, I-10! Classic architecture meets unbeatable Heights lifestyle.



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# 316 Aurora St

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	3
<b>Baths</b>	2 Full +1 Half Bath
<b>Square Feet</b>	2,232 per HCAD
<b>Lot Size</b>	3,000 per HCAD
<b>Year Built</b>	2006 per HCAD
<b>Garage</b>	2 Car Detached
<b>Neighborhood</b>	Sunset Heights

### OVERALL

- New Orleans style home
- Located in desirable Sunset Heights
- NEW ROOF, 2024
- 50amp connection in breaker box (for generator)
- New AC Condenser unit, 2022
- New dishwasher (2024)
- Walk to Halbert Park with playground, tennis and basketball courts
- Walk to Angela's Oven, Tenfold, Johnny's Gold Brick, Post Beer & Wine Garden, Jūn
- Walking distance historic 19th Street with popular dining and shopping at Jenni's Ice Cream, Hopdoddy, Common Bond, Boomtown Coffee, Squable, and Agnes Sherman, 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)
- Steps from Nicholson walking trail
- Close proximity to Hike & Bike Trails, Wright-Bembry Park, and Halbert Park
- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria, Energy Corridor, and Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport
- Minutes from 3 popular grocery stores: HEB (walkable), Whole Foods, & Krogers

### FRONT EXTERIOR

- Beautiful curb appeal
- Brick walkway to brick steps
- Fenced in front yard
- Freshly painted wrought iron fence
- 2 full width wrought iron porches with southern blue ceilings and additional back balcony off the primary
- Gas lantern

### BACK EXTERIOR

- Bricked patio
- Space to relax and dine al fresco
- Access to 2 car garage with alley access

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

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### ENTRY

- Formal entry
- Decorative chandelier
- Wainscoting
- Crown molding
- Hardwood floors that will continue throughout the home

### FORMAL LIVING ROOM

- Pocket doors open from the entry and form formal dining to this formal living room
- Could also flex as a home office since the doors can be shut
- Large windows with drapes overlook the front porch
- Recessed can lighting
- Crown molding

### FORMAL DINING ROOM

- Striking chandelier
- Large room with space for large table and a buffet
- Crown molding
- Recessed can lighting
- Windows with window drapes
- Access to butler's pantry
- Additional hallway leads to kitchen/family room

### KITCHEN

- Chef's kitchen centered around large island with breakfast bar seating
- Open to family room
- Granite countertops
- Stone backsplash
- 2 Pendant lights over island
- Large stainless steel sink under window with plantation shutters
- Ample storage with pull out trash can, pots pan drawers and walk in pantry

- Stainless steel appliances:
  - Jenn Air gas range with burners and oven
  - Built in GE microwave
  - Bosch dishwasher

### BUTLERS PANTRY

- Conveniently located between the kitchen and dining room
- Wine storage
- Added beverage fridge, 2024
- Added ice machine, 2024
- Same finishes continue from kitchen
- Granite countertops
- Stone backsplash
- Under cabinet lighting
- Glass front display cabinet
- Walk in pantry

### FAMILY ROOM

- Centers around the gaslog fireplace with tile surround and wood mantle
- Custom cabinets with display shelves flank either side of the fireplace
- Ceiling speakers
- Ceiling fan
- Large windows with plantation shutters
- Door to access backyard

### POWDER ROOM

- Vanity with storage
- Decorative mirror
- Window with plantation shutters

### PRIMARY SUITE

- Located upstairs with the rest of the bedrooms and utility room
- Room for king size bed and sitting area
- Tray ceiling

## Features & Amenities

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- Ceiling speakers
- Recessed can lighting
- Ceiling fan
- Wall of windows with plantation shutters
- French doors open to private balcony space, perfect for morning coffee and evening glass of wine!

### PRIMARY BATHROOM

- Double doors open to spa like bath
- Large vanity with dual sinks and knee space for vanity area
- Large mirror with 4 sconces
- Ample storage
- Ceiling fan/light fixture
- Extra deep jetted tub with tile surround
- Large built in display shelves with room and cables for a tv
- New frameless glass on shower surround
- Window with blinds
- Separate water closet with head knocker cabinet
- Walk in closet with decorative light fixture, ample storage and built in dresser
- Additional walk in closet in bedroom

### SECONDARY BEDROOM #1

- Located at the front of the home
- Door to access large balcony space
- Ceiling fan/light fixture
- Large walk in closet with hanging space and built in floor to ceiling shelving
- Crown molding
- Windows with blinds
- Access to shared guest bathroom

### SECONDARY BEDROOM #2

- Located upstairs
- Ceiling fan/light fixture
- Crown molding
- Windows with blinds and drapes
- closet
- Access to shared guest bath

### GUEST BATHROOM

- Large vanity with granite countertops
- Framed wall mirror
- Vanity lights
- Tub/shower combination
- Window with blinds

### UTILITY ROOM

- washer/dryer hookups
- Hanging bar
- Storage closet