

2103 South Boulevard

Notable Features + Amenities

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6 Bedrooms | 5.5 Bathrooms

4,986 Sq. Ft. | 7,290 Sq. Ft. Lot | Built in 1938 | Full Garage Apartment: 588 Sq. Ft.

HERITAGE ARCHITECTURE: A stately English-inspired estate defined by hand-finished artisan craftsmanship and curated, mature gardens.

PREMIER LOCATION: Situated on the prestigious, tree-lined South Boulevard, easy access to area features and convenient commute to Texas Medical Center, Rice University, Downtown & Uptown.

METICULOUS IMPROVEMENT: ~\$500k in seller improvements dedicated to preserving the home's timeless vintage charm while adding modern comfort including recently updated bathrooms.

EXQUISITE DETAILS THROUGHOUT: A curated selection of marble and natural stone countertops, artisan hand-carved millwork, & high-end custom cabinetry. Vintage authenticity is maintained through decorative embossed doorknobs, designer window treatments, and vintage-inspired light fixtures.

GUEST HOUSE: Full garage apartment (588 SF) updated in 2023 with kitchen, living room, bedroom, full bath & laundry connections.

VERSATILE USE OF SPACE: The floor plan offers exceptional flexibility for multiple home offices, fitness areas, hobby room or play spaces complimented by an abundance of functional storage.

FABULOUS OUTDOOR LIVING: Unrivaled curb appeal anchored by majestic Live Oaks and professional landscaped, mature gardens. The spacious backyard offers a large, covered patio with fountain, 20' privacy fence and enclosed by driveway gate. The home also offers two expansive balconies (second & third floors).

Dining Room

- Dramatic wood-paneled walls in a rich, moody hue
- Stunning brass chandelier
- Walls of large windows with custom Serena Dugan drapes and gunmetal-finish drapery rods
- Flexible as Den/Formal Living, Home Office, Playroom or other lifestyle room

Living Room

- An entertainer's dream!
- Soaring double-height ceiling framed by classic architectural columns and an updated iron gallery railing
- Antique Swedish hand-carved wood multi-tier chandelier
- Decorative fireplace with cast stone surround + hearth and herringbone pattern interior
- Hand-carved vintage millwork camouflages functional storage (to right of fireplace)
- Large windows overlooking the majestic Live Oaks and beautifully landscaped front yard
- Custom Brunschwig & Fils window shades
- Windows were restored in 2021
- Walk-in storage closet

Family Room

- Open-frame chandelier with weathered bronze patina
- Four wood and glass doors lead to the backyard
- The perfect room for extended entertainment and also functional as a Dining Room, TV Room or Playroom

Kitchen & Breakfast Room

- Timeless & worthy of Architectural Digest
- Marble countertops & marble tile backsplash
- Vintage-inspired hardware—hammered copper farmhouse sink with copper bridge faucet & matching pot filler
- Inset cabinets featuring geometric pilasters, rope molding & built-in functionality:
 - Trash drawer
 - Appliance garage
 - Pots & pans drawers
 - In-cabinet organization systems
 - Glass-front display cabinets
- Beautifully chic pendants
- Under-cabinet lighting
- High-end appliances include:
 - Sub-Zero: refrigerator & freezer
 - Viking: gas cooktop with griddle, double ovens & warming drawer
 - Bosch: dishwasher
- Breakfast Bar for four barstools
- Large windows with custom Galbraith & Paul shades
- Walk-in Pantry
- **Breakfast Room:**
 - 5 windows for brilliant natural light, all with custom Galbraith & Paul shades
 - Period-specific chandelier

**All information per sellers. Please independently verify.*

Wet Bar

- Marble countertop & marble tile backsplash
- Sink with copper basin & wall-mount copper-toned wall mount faucet
- Integrated beverage refrigerator
- Stained wood cabinetry including glass-front upper display cabinets
- Under-cabinet lighting
- Polished nickel hardware

Secondary Bedroom (1st Floor)

- Hand-stenciled damask motif walls
- Windows with designer custom shades
- Walk-in closet
- Tasteful natural rattan chandelier
- Crown molding
- **En-Suite Bathroom:**
 - Recently updated
 - Marble countertop & limestone floor tile
 - Custom wood vanity and linen closet with reeded/fluted drawer & cabinet doors
 - Beautiful brass mirror
 - Luxe brass & frosted glass sconce
 - Antique bronze plumbing fixtures
 - Walk-in shower with linear drain, glazed ceramic tile walls, built-in niche and antique bronze & glass enclosure
 - Windows with custom shades

Powder Bath (1st Floor)

- Floating marble vanity with curvilinear apron & an integrated ogee-edge backsplash and a fluted round sink
- Vibrant designer wallpaper with matching ceiling & baseboard paint
- Wall-mount polished nickel plumbing fixtures
- Built-in storage cabinet with adjustable shelving
- Polished nickel sconces & hardware

Primary Suite (2nd Floor)

- Spacious, warm & cozy
- Ample space for a sitting area
- Stunning brass geometric lantern chandelier
- Decorative fireplace with cast stone surround + hearth
- Large windows allow for tons of natural light
- Built-in reading lights
- Two Walk-In Closets
- **Primary Bath:**
 - Custom stained light-oak double vanity topped with marble countertops & accented by unlacquered brass hardware
 - Custom framed mirrors with medicine cabinet behind
 - Marble floor tile
 - Artisan tube antique bronze & glass sconces
 - Beautiful brass & white-coated metal chandelier
 - Unlacquered brass & copper plumbing fixtures
 - Built-in linen cabinets & storage drawers with copper hardware
 - Walk-in shower with 2 shower heads, natural stone bench, gorgeous mosaic tile walls, chic hex floor tile, square drain, frameless glass enclosure with brass

hardware & built-in niche

- Timeless freestanding tub with wall-mounted plumbing
- Beautiful sage green walls
- Enclosed toilet room
- 3 large windows with custom shades

Secondary Bedroom (2nd Floor)

- Artisan-crafted, vintage double doors
- Large windows with custom shades
- Spacious closet
- Charming light fixture & chic, brass wall sconces
- Access to an oversized private balcony through double doors overlooking the beautiful backyard
- **En-Suite Bathroom:**
 - Recently updated
 - Double vanity with marble countertop
 - Custom, white cabinetry with black hardware
 - Adorable wallpaper
 - Polished nickel plumbing fixtures
 - Black framed mirrors
 - Vintage-feel black & frosted glass sconces
 - Tub/shower with built-in niche & timeless green subway stacked tile surround

Secondary Bedroom (2nd Floor)

- Chic blue & brass chandelier
- Spacious with room for a sitting area
- Crown molding, baseboards & window trim in a beautiful accent color
- Large windows with custom shades
- Spacious closet
- **En-Suite Bathroom:**
 - Recently updated
 - Custom stained wood vanity cabinetry with marble countertop
 - Brass plumbing fixtures, cabinet hardware & framed mirrors
 - Brass + frosted glass sconces with fluted detail & flush-mount ceiling fixtures
 - Timeless glazed ceramic floor tile
 - Stepped-alcove tub/shower with rich moss-green subway tile in a basket-weave pattern & concealed brass curtain rod
 - Window with custom shade

Secondary Bedroom / Flex Room (3rd Floor)

- Vaulted ceiling with beautiful accent beams
- Character-rich, charming wainscoted walls
- Large windows with custom shades
- Charming decorative light fixture
- Two spacious closets

Secondary Bedroom / Flex Room (3rd Floor)

- Vaulted ceiling
- Sophisticated, wood & metal flush-mount light fixture
- Charming arched window
- Spacious closet
- Plush carpet

**All information per sellers. Please independently verify.*

Full Bathroom (3rd Floor)

- Square accent tiled walls
- Pedestal sink
- Polished nickel flush-mount fixture
- Stone tile flooring
- Walk-in shower with full-glass door
- Large window
- Walk-in closet with shelving & attic access

Game Room (3rd Floor)

- Wet Bar:
 - Sink & beverage refrigerator
 - Timeless black granite countertop & custom cabinetry
- Wood paneled walls
- Built-in storage cabinets with TV counter
- Access to the 3rd floor balcony

Flex Room (3rd Floor)

- Shiplap walls painted in timeless gray
- Beautiful arched window
- Glass & metal star pendant
- Access walk-in attic space

Garage Apartment (588 SF)

- Updated in 2023
- BEDROOM & LIVING ROOM:
 - Shiplap walls & ceiling
 - Wood floors
 - Large windows with custom shades
- FULL KITCHEN:
 - Stainless-steel appliances
 - Ample counter space
 - Cabinet storage
- BATHROOM: Recently updated
- Laundry connections (Located in the garage)
- Fantastic for long-term guests, nanny, in-laws, or other
- No restrictions for short or long-term rental possibilities

Outdoor

- ~\$75,000 in 2022 invested in landscape & hardscape
 - New driveway, sidewalk, blue stone entry + more
- Front Entry:
 - Copper gas lanterns
 - Artisan-crafted, arched wood & glass front door with brass mail slot – painted black for chic aesthetic
 - Impressive limestone-arch surrounding the front door
 - Beautiful gray slate front walkway & steps
- Backyard:
 - Large covered Back Patio:
 - Painted wood ceiling detail
 - Limestone tile flooring
 - Speakers
 - Spacious enough for a pool + play space
 - 20' privacy fence with gorgeous ivy
 - Storage shed
 - Gas connections
 - Grass protection mesh in front of East garage bay – durable system designed to allow grass to grow while supporting parking on grass, preventing mud, ruts, and damage.
- Two Balconies/Rooftop Terraces (2nd & 3rd floors)
- Exterior:
 - Timeless brick exterior
 - Cast stone accents
 - Driveway gate
- Beautiful landscaping surrounding the home includes:
 - Majestic Live Oaks in the front yard
 - Beautiful flowers including gardenias

Other Functional Features

- Two stairwells with natural wood, custom stair runners & iron handrail
- LED lights in most rooms
- Ceiling speakers in several rooms including Dining, Living, Kitchen and Primary Suite
- Tons of storage
- 3-Car Garage:
 - Garage doors replaced in 2019
 - Laundry connections
 - Electric car charger
 - Built-in storage shelves
 - Great storage space
 - Detached
- Roof: 50-year-quality roof per M&M Roofing
- HVAC:
 - Main House
 - 2018 Trane (condensers, coils & furnaces for 4 systems)
 - Zoned AC systems with digital program thermostats
 - Garage Apt – 2023 (condenser, coil & furnace)
- Water heaters:
 - Main House – 2 tankless, both 2022
 - Garage Apt. – one 40-gallon, 2021

**All information per sellers. Please independently verify.*

What the Sellers Have Loved About 2103 South Boulevard

When we first moved to Houston, we lived in Montrose and fell in love with the soul of vintage homes. We frequently took long walks with our dog South of 59 to admire the homes. One spring evening, we stopped at the corner of South Boulevard and Wilton, looked around at the canopy of Live Oaks, and just knew: "This is the perfect corner."

We fell in love with the character-rich homes, the gorgeous landscaping homeowners took pride in, the trees and the sound of kids playing at Poe Elementary. We were hooked!

When 2103 South came on the market, it felt like a dream. At first, we worried it might be too much space for just two people and a dog, but the home was too gorgeous to pass up. Now, eight years and three kids later, we've grown into every nook and cranny. While it's a large house on paper, it has always felt perfectly cozy and warm even when it was just the two of us.

Some of our favorite memories are the simplest ones: spending time in the backyard with the kids' tricycles and chalk art extending into the driveway behind the secure gate. We also love just relaxing on the patio as the vine-covered privacy fences and the beautiful landscaping feels worlds away from the city.

The home has offered great flexibility of space as our lives evolved. Now with kids, the third floor turned out to be our "best-kept secret."... it's a quiet escape that the kids somehow forget exists. And the rooms just exude character with its vaulted ceilings and wood-paneled walls, it has been the perfect place for our home offices and fitness, tucked away from the rest of the busy household.

The garage apartment has been a surprising joy. We listed it on Airbnb, not for the income, but for the connection. It has brought fascinating people into our lives including visiting researchers from Rice, families from the med center, and others with interesting life stories. We also love that friends can visit and feel comfortable in their own space.

We have poured a great deal of time, passion and investment into restoring and updating this home. That plus the amazing family memories is making us sad to leave. We are moving out of state and currently restoring and updating another 'vintage' home in our new city.

We hope you love it as much as we have.

Warmly,

The Sellers of 2103 South Blvd.