

1212 W Alabama Street

Ronald Espinoza, Jr.

Realtor-Associate®

713.366.1001

ronald.espinoza@sothebys.realty



## Notable Features + Amenities

3 Bedrooms | 2.5 Baths | 2,407 Sq. Ft. | 2,504 Sq. Ft. Lot | 20'4"x17'6" 2-Car Attached Garage

### General:

- 3 stories
- Whole home remodel
- Private driveway
- Water heater (2018)
- HVAC (2019 and 2022)
- Gated wrought iron 6'4"x5'10" front entrance with brick walkway
- Coach light
- Gravel walkway alongside of home to backyard
- Zoned to Baker Montessori School, Lanier Middle School, and Lamar High School
- Close proximity to The Menil, Rothko Chapel, River Oaks Shopping Center, University of St. Thomas, HEB, Downtown, and Museum District

- Egress to backyard
- Crown molding
- Dark wood flooring

### Kitchen: 15'8"x9'10"

- Quartz countertops
- 42" glass front shaker style cabinets
- Breakfast bar
- 3'8"x4'8" pantry with built-in shelving
- Single basin undermount sink
- Brushed nickel faucet with sprayer
- Modern brushed nickel hardware
- Neutral glass and stone mosaic tile backsplash
- Stainless steel Maytag microwave
- Stainless steel KitchenAid oven
- Stainless steel Whirlpool dishwasher (2023)
- Stainless steel Dacor refrigerator
- Stainless steel JennAir 5 burner gas cooktop
- Under cabinet lighting
- Recessed lighting
- Double crown molding
- Tile flooring

### Entry: 12'1"x13'7"

- Mahogany front door
- Sidelight with 2" faux blinds
- Transom window
- Recessed lighting
- Tile flooring
- Hall closet
- Wooden banister and baluster
- Egress to garage

### Powder Room: 7'8"x2'11"

- Ann Sacks tile
- Pedestal sink
- Square mirror
- Window with 2" faux blinds
- Chrome hardware
- Chrome faucet

### Dining Room: 15'1"x9'10"

- High ceilings
- Dark wood flooring
- Crystal chandelier
- Transom windows
- Crown molding

### Primary Bedroom: 20'4"x13'5"

- Large windows overlooking backyard with 2" faux blinds
- Sitting room
- Wide plank hardwood flooring
- Crown molding
- Modern ceiling fan with light kit
- Cathedral style vaulted ceiling

### Living Room: 28'3"x10'11"

- Gas log fireplace with tile surround
- Modern ceiling fan
- Recessed lighting
- Wall of windows overlooking backyard with 2" faux blinds
- Transom windows

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## Primary Bathroom: 15'1"x10'

- Ann Sacks designer tile
- Double square sinks
- Quartz countertop
- Shaker style cabinets
- Extra storage cabinet
- Mirrored and glass vanity lights
- Framed beveled mirrors
- Chrome hardware
- Chrome faucets
- Frameless glass shower with Hansgrohe shower fixtures, rain showerhead, and subway tile surround
- Recessed lighting
- Glass block windows
- Water closet
- 9'10"x7' walk-in closet with built-in shelving, hanging racks and wide plank hardwood flooring

## Secondary Bedroom 1: 13'7"x9'8"

- Modern ceiling fan with light kit
- Large windows
- Hardwood flooring
- 5'x4'2" walk-in closet with hanging racks and built-in shelving

## Secondary Bedroom 2: 14'9"x11'8"

- Egress to 3'4"x8'5" covered balcony overlooking the front with iron railing and recessed lighting
- Large windows with 2" faux blinds
- Modern ceiling fan with light kit
- Hardwood flooring
- Hipped vaulted ceiling
- 6'10"x4'2" walk-in closet with built-in shelving and hanging racks

## Secondary Bathroom: 11'2"x5'4"

- Tub/shower combo with tile surround
- Separate vanities with Quartz countertop, square sink, framed mirror, 3-bulb vanity light with frosted glass
- Medicine cabinet
- Tile flooring
- Chrome hardware

## 3rd Floor Game Room: 20'2"x13'6"

- Large windows with 2" faux blinds
- Wide plank hardwood floors
- Modern ceiling fan with light kit
- 10'2"x4'3" walk-in closet
- 5'3"x4' walk-in closet with attic access

## Utility Room: 5'5"x7'

- Hanging rack
- Cabinets
- LG washer and dryer
- Tile flooring

## Backyard:

- Privacy fence
- 46'4"x23'10" concrete patio