

# 2714 Harvard St

COMPASS

The Heights



## House Overview

<b>Bedrooms</b>	4
<b>Baths</b>	4.5
<b>Flex Rooms</b>	1 Gameroom
<b>House SF</b>	2,819 SF per HCAD
<b>Lot SF</b>	1,623 SF per HCAD
<b>Year Built</b>	2018 per HCAD
<b>Garage</b>	2-car
<b>Rooftop</b>	Yes

## Seller Upgrades

- AC unit full maintenance, replacement of brand new evaporator coils, new dampers
- EV charger outlet in garage
- New Garage door sensor with LED lights and HD camera and quiet close
- Garage door insulation
- Garage door keypad with camera
- Garage door insulation for heat and cold temperatures and weather stripping seals
- 11 large LED lights added in the garage
- Front door ring doorbell and camera
- Front door fingerprint and keypad entry
- Fans installed in all bedrooms
- Ring cameras and sensors
- TV mounts on the 1st, 2nd floor
- Stairwell lights
- Plantation shutters on kitchen windows
- Window blinds on bedroom windows

## Exterior

- Gated community
  - Pool
- Private home entrance
- Front door ring doorbell and camera
- Front door fingerprint and keypad entry
- Oversized rooftop terrace
- Balcony w/ gas grill connections
- Oversized sliding windows
- Only one shared wall

## Interior

- White Oak *Brick & Boardwood* floors
- Amazon smart thermostats
- Zoned AC for each floor
- High ceilings, 12' on second floor
- Indoor fire sprinkler system
- Smoke detectors
- High speed ethernet wall connections
- Pre-wired for alarm system

## Foyer

- Elevator shaft / Coat closet
- Hardwood floors
- Wall sconce?

## Secondary Bedroom 1

- French doors
- Walk in closet
- Window blinds
- TV/cable connections
- Ensuite bathroom
- Hardwood floors

## Bathroom 1

- Chrome fixtures
- Tub/shower combo
- Quartz countertops
- Custom cabinetry
- Tile floors

## The Heights

---

### Living Room

- 12 ' High ceilings
- Gas log fire place with wood mantle and porcelain Imperial white tile surround
- Ceiling fan
- TV connections above mantle
- Oversized balcony
- Triple sliding doors leading to oversized balcony
- Hardwood floors
- Balcony
  - Tile floors
  - Gas connections
  - Ceiling fan

### Dining Room

- Light chandelier jack/outlet
- Hardwood floors

### Kitchen

- Quartz countertops
- Custom cabinetry
- Under cabinet lighting
- Soft close drawers and cabinets
- Trash pull out
- Tile backsplash
- Bosch dishwasher
- Bosch five burner cooktop
- Bosch range hood
- Bosch electric oven
- Bosch built in microwave
- Stainless-steel sink
- Lazy Susan corner cabinet
- Pantry
- Island
  - 2 light pendants
  - Breakfast bar
  - Quartz countertops
- Hardwood floors

### Half Bath

- Pedestal sink
- Hardwood floors
- Chrome hardware
- Mirror

### Secondary Bedroom 2

- Ceiling fan
- Ensuite bathroom
- TV connections
- Window blinds
- Wall closet

### Secondary Bathroom 2

- Chrome hardware
- Tub/shower combo
- Quartz countertop
- Custom cabinetry
- Tiled floors

### Primary Bedroom

- Ceiling fan
- Window blinds
- Ensuite walk-in closet
- Ensuite primary bathroom
- TV connections

### Primary Bath

- Quartz - Jet Black countertops
- Marble tile in shower and tub surround
- Honed tile floors
- Glass shower
- Oversized bathtub
- Two mirrors
- Double sinks
- Private water closet with headknocker

### Primary Closet

- Custom shelving
- Pull down rods
- Hardwood floors

# 2714 Harvard St

COMPASS

The Heights

---

## Utility Room

- Located on the third floor
- Tiled floors
- Gas and electric connections
- Hanging rod with shelves

## Secondary Bedroom 3

- Ceiling fan with light
- Ensuite bathroom
- TV connections
- Window blinds
- Large walk in closet
- Hardwood floors

## Secondary Bathroom 3

- Chrome hardware
- Tub/shower combo
- Quartz countertop
- Mirror
- Custom cabinetry
- Tiled floors
- Accessible from bedroom and hallway

## Game Room

- Vaulted ceilings
- TV connections
- Walk in closet
- Linen closet
- Wired for sound
- Glass door leading to rooftop
- Hardwood floors

## Rooftop

- Tile floor
- Beautiful view
- Wood railing

## Garage

- Two car garage
- Storage space under stairs
- Window
- EV charger outlet
- Enough space for a second fridge
- New Garage door sensor with LED lights and HD camera and quiet close
- Garage door keypad with camera
- Garage door insulation for heat and cold temperatures and weather stripping seals



**Kasia McCormick**

773.332.0087

[kasia.mccormick@compass.com](mailto:kasia.mccormick@compass.com)