



Property Highlights

- Ideal Home for Entertaining
- Living Room Showcases Three Commercial-Grade French Doors and a Dramatic 23' Ceiling, Crowned by Three Striking Statement Chandeliers.
- Floor to Ceiling Gas Fireplace
- Bar Area off Living Space Featuring an Additional Sink and an Ice Maker
- Smart Home Controlled for Lights & Speakers (Surround Sound Throughout First Level)
- Floor to Ceiling Windows Providing an Abundance of Natural Light
- Kitchen Equipped with:
 - Thermador Appliances
 - Double Ovens and Warming Drawer
 - Remote Controlled & Sleek Ceiling Vent Hood
 - Two Silestone Quartz Waterfall Islands Featuring Cabinetry on Both Sides
 - Walk-In Pantry
 - Sleek Cabinetry
- Office Suite on the First Level
- First Floor Full Bathroom Featuring a Spacious Frameless Glass Shower with Dual Shower Heads.
- Temperature Controlled Wine Room
- Tile & Engineered Wood Through Out (No Carpet)
- Impressive Primary Suite:
 - Two Generous Walk-in Closets
 - Closet Connects to Utility Room which Features Built-Ins and Sink
 - Grand Walk-Thru Shower Tiled From Floor-to-Ceiling, a Linear Drain, Dual Shower Heads, Handheld Nozzle, & Four Shower Wall Jets
 - Spacious Soaking Tub
- Coffee Bar Located at the Entry of the Primary Suite with Beverage Cooler
- Hidden Spiral Staircase Leading to an Expansive Roof Top with a Downtown View and a Large Storage Room
- Private Turfed and Paved Backyard Lined with Eagleston Holly & Boston Ivy
- Mud Room off the Garage
- Garage Features:
 - 12' Ceiling
 - Waste & Recycle Bin Storage Room
 - Work Bench with Sink
 - Tool Storage
- Commercial Grade Linear Vents



Property Information Sheet

Property Address: 1306 Willard St, Houston TX 77006

Reasons We Love the Home

Location! We didn't realize until we moved here how centrally located Montrose is. Downtown in 5, Heights, West U and Galleria in under 10. Right in the middle of fun restaurants and bars. We head to River Oaks Shopping District for upscale dining and shopping and Westheimer for casual.

It's a dream house for entertaining. Guests always congregate in the kitchen. The double island gives us ample space to display a buffet (on one) and apps (on the other). We've used the open space between the kitchen and dining room to bring in additional tables and chairs for formal dinners and cocktail tables for parties. We've hosted nearly 100 guests comfortably.

Friendly neighbors. I am in a group chat with many neighbors and we keep each other in the loop on anything neighborhood related. We help each other with packages during vacation, etc.

Amazing insulation. We do not have a generator, but have never suffered when losing power due to Houston's weather events.



What's Nearby?

Coffee Shops:

- Sunny Coffee (3 minute walk)
- Pavón Coffee Den (10 minute walk)
- LaLa Land (5 minute drive)

Upscale Restaurants:

- Marmo (4 minute drive)
- Drake's Hollywood (4 minute drive)
- The Marigold Club (4 minute drive)

Casual Restaurants:

- Niko Niko's (3 minute drive, 10 minute walk)
- Katz's (5 minute drive)
- Ramen Tatsu-Ya (5 minute drive)

Bars:

- The Flat (6 minute walk)
- Melrose (12 minute drive)
- Mr Nice (3 minute drive, 11 minute walk)

Parks:

- West Gray Park (2 minute drive, 10 minute walk)
- Johnny Steele Dog Park (5 minute drive)
- Cherryhurst Park (5 minute drive)

Entertainment:

- The Riot Comedy Show (4 minute walk)
- Recess *coming soon* (8 minute walk)
- Stages Theatre (3 minute drive)
- Montrose Collective (3 minute drive)



Information for Home Systems

Roof Age: 2018

Fridge Age: 2018

AC Unit Age: 2018

Stove/Oven Age: 2018

Furnace Age: 2018

Dishwasher Age: 2018

Pool Equipment Age: n/a

Microwave Age: 2018

Washer Age: 2022

Water Heater Age: (x2) 2026

Dryer Age: 2022

Tankless

Other: Turf: 2026



General Utility Information

Electric Provider: Reliant

Monthly Cost: High: _____ Low: _____ Avg: \$298

Gas Provider: Centerpoint

Monthly Cost: High: _____ Low: _____ Avg: \$40

Water Provider: City of Houston

Monthly Cost: High: _____ Low: _____ Avg: \$200

Landscaping: Landscaping Contractor

Frequency: Monthly Cost: \$100

Trash Provider: City of Houston

Internet Provider: Comcast