



Heights-Greater Heights

518 East 27th Street

4/5 BD 4.1 BA 3314 SF. 3000 SF LOT



Gorgeous recent construction with New Orleans charm in the heart of sought-after Sunset Heights. Beautiful curb appeal w/ Peggy Martin roses. This rare 4-bedroom home also offers a flex 5th bedroom/game room & not one, but two full-width wrought iron porches. Inside, you'll find engineered hardwoods throughout, high ceilings, and a layout made for entertaining. The first floor features a private study with pocket doors, formal dining, a dry bar with wine fridge, and a chef's kitchen with porcelain countertops and high-end appliances, all opening to the family room with new built-ins. Sliding glass doors lead to a spacious back patio with Trex decking. Upstairs, the primary suite offers a private balcony and a dreamy spa-like bath, along with 3 additional guest bedrooms w/ ensuites and utility room. The third floor flex space with full bath is perfect for a game room, guest suite, office, or 5th bedroom. Alley access leads to a 2-car garage. Wired for future whole house portable generator. All just moments from Tenfold, Angela's Oven, 19th Street, and with easy access to 610 and I-10. Classic architecture, elevated finishes, and the Heights lifestyle everyone wants.



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# 518 E 27th St

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	4/5
<b>Baths</b>	4 Full +1 Half Bath
<b>Square Feet</b>	3,314 per HCAD
<b>Lot Size</b>	3,000 per HCAD
<b>Year Built</b>	2020 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Sunset Heights

### OVERALL

- Engineered hardwood floors throughout, NO carpet!!!
- Located in desirable Sunset Heights
- Huge layout with 5 true bedrooms - 4 being all on the same floor
- Recessed LED lighting throughout
- Wired for a portable whole house generator
- Most windows have top down bottom up shades
- Sellers added high end plantation shutters in primary and front study
- No side neighbor so ample light
- 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

- Gorgeous New Orleans style home
- Fully fenced front yard
- Beautiful Peggy Martin Roses
- Full width covered front porch on both levels
- Classic 2 story front elevation
- Shuttered windows
- Lantern light fixture above front door
- Glass paneled front Craftsman style door

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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- Brick steps leading to front porch

### BACK EXTERIOR

- Private outdoor space
- Large back deck with trex decking
- Ideal for outdoor seating or grilling
- Sliding glass doors for easy indoor-outdoor flow
- Covered breezeway to access garage
- 2 car garage with alley access

### ENTRY

- Space for entry furniture
- Engineered hardwood flooring continues throughout the home, no carpet

### FORMAL LIVING ROOM/STUDY

- Double pocket doors open to this flex space
- Perfect for formal dining, playroom or private office
- New decorative light fixture
- Recessed can lighting
- Windows overlooking the front yard
- Sellers added plantation shutters

### FORMAL DINING ROOM

- New statement chandelier
- Built in dry bar with storage and with wine fridge
- Slow close cabinets and doors
- Seamless flow to kitchen
- Large windows with top down bottom up shades
- Recessed can lights
- Pre-wired for speakers
- View of beautiful stairs with iron balusters/handrail

### KITCHEN

- Large island with breakfast bar seating
- Open floorplan with family room and breakfast space
- Porcelain countertops
- Subway tile backsplash
- Breakfast bar
- Under cabinet lighting
- 3 gold pendant lighting
- Stainless steel appliances
  - Thermador range with gas cooktop and oven
  - Dishwasher
  - Built in microwave
- Full height designer tile backsplash behind range
- Open to dining and family room
- Recessed lighting
- Pre-wired for sound
- Slow close cabinets and drawers
- Large breakfast space
- Windows with top down bottom up shades
- Large walk in pantry

### FAMILY ROOM

- Spacious, open concept
- Seamless flow to kitchen
- Recessed lighting
- Modern ceiling fan
- Sliding glass door leading to outdoor space
- Large windows
- New built in media center with ample drawer and cabinet space
- Built in open shelving
- Sliding doors open to back patio

### POWDER ROOM

- Conveniently located on the first floor
- Pedestal sink

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## Features & Amenities

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- Gold framed decorative mirror
- Gold fixtures

### PRIMARY SUITE

- Located upstairs with 2 other guest bedrooms
- Tons of windows with shutters
- Engineered hardwood floors
- Vaulted ceiling
- Recessed can lighting
- Ceiling fan
- Private balcony access

### PRIMARY BATHROOM

- Large vanity with dual sinks
- Large framed mirror
- Freestanding soaking tub
- Walk-in glass shower
- Obsidian tiles with marbling line the floors and shower and tub surround
- Gold fixtures throughout
- Window for natural light
- Separate room for water closet
- Double doors open to walk in closet

### SECONDARY BEDROOM #1

- Light engineered wood flooring
- Recessed lighting
- Ceiling fan
- Two large windows
- Walk in closet
- Direct access to guest bathroom shared with bed #2

### SECONDARY BEDROOM #2

- Very spacious
- Light engineered wood flooring
- Recessed lighting
- Multiple windows
- Ceiling fan
- Walk in closet

- Direct access to ensuite bathroom

### GUEST BATHROOM for secondary beds #1 and #2

- Large vanity with storage
- Gold framed mirror
- Vanity lights
- Shower niche
- Separate room for tub/shower combination and toilet

### SECONDARY BEDROOM #3

- Huge room
- Engineered hardwood flooring
- Recessed lighting
- Ceiling fan
- Two large windows
- EN-SUITE BATHROOM
  - Large walk in shower with shower niche
  - Vanity with storage
  - Gold framed mirror
  - Decorative gold vanity lights
  - Large walk in closet off of bathroom

### SECONDARY BEDROOM #4

- Very spacious flex room on the third floor
- Could flex as a guest suite, media room or game room
- Light engineered wood flooring
- Modern ceiling fan
- Access to floored storage in attic space
- Recessed lighting
- Multiple windows with top down bottom up shades
- Walk in closer
- Direct access to ensuite bathroom

## Features & Amenities

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- Huge walk-in shower
- Gray stone flooring
- Rain showerhead
- Large vanity with storage
- Framed mirror

### UTILITY ROOM

- Conveniently located on 2nd floor with primary bedroom & secondary bedrooms
- Fun decorative tile flooring
- Tons of upper cabinetry for storage
- Countertop for easy folding
- Hanging rod
- Washer/dryer hookup