

2019 Crockett St, Houston TX 77007

- 3-4 bed / 2.5 bath home
- 1,494 sf home (per Seller, Buyer to verify), 4,420 sf **CORNER** lot (per HCAD)
- 2020 – restored by Seller – updated roof, plumbing, electrical + electrical panel, HVAC and new sewer lines, double pane windows, interior + exterior doors and insulation, conversion of attic space
- Located in First Ward and within Arts District Houston
- TWO blocks to Hike & Bike Trail – **GREAT FEATURE!**
- WALK to art galleries, breweries, restaurants, gyms + more!
- Minutes to Downtown, Washington Ave, the Heights, Buffalo Bayou Park, Memorial Drive + all major freeways
- Sale will include plans + approved permits for a 2 bed / 2 bath garage apartment

Exterior

- 2024 – recently painted – all siding, windows and trim
- Stained front porch for easy upkeep
- Fully fenced backyard, with plenty of room for secondary building, garage, pool, large greenspace
- Automated driveway gate
- Transferable drywood termite service warranty (annual renewal with Coastal Fumigators)

Interior

- April 2025 - walk-in shower was added to the upper floor bedroom / office suite – **GREAT UPDATE!**
- Historic elements – **LIVE in a HISTORIC HOME that's been updated, yet still so CHARMING!**
 - tall ceilings on 1st floor (11-12')
 - solid wood floors on 1st floor
 - exposed / painted shiplap in various rooms
 - brick chimney in kitchen
 - clawfoot tub in primary bathroom
- Barrel vault ceiling at front entry foyer – **WOW!**
- Connection between Living-Kitchen-backyard – great for entertaining!
- Kitchen – large walk-in pantry, gas range, stainless steel appliances, reverse osmosis water filter
- Quartz counters in kitchen + baths
- Window treatments – honeycomb shades in living, primary bedroom, guest bedroom (1st floor)
- High end light fixtures