



East Historic Heights

1633 Arlington Street

3/4 BD 3 BA 2492SF 575 SF APT 6600 SF LOT



Gorgeous, design-forward renovated home with full 575 SF garage apt (bringing total SF to over 3K+) on one of most desirable streets in Historic Heights. With soaring 10-foot ceilings, designer wallpaper, Visual Comfort lighting, & original doors/hardware throughout.. Recent improvements include high-end stained ¾ inch white oak engineered hardwoods (2025), roof (2022), HVACs (2022), spray foam insulation, double-paned windows, and renovated primary and guest bath (2025). Formal living rm is filled with natural light & opens through original pocket doors to the formal dining featuring a Visual Comfort fixture, original built-in cabinet, & new built-in bar wine fridge. Kitchen is a standout with Taj Mahal countertops, a new Anthropologie island, Rejuvenation hardware, & new Thermador gas range & dishwasher (2024). Bright breakfast room offers custom built-ins, a built-in desk/homework area, & charming new checkered floors (2025). Rare 1st-fl primary suite w/ walk in closet & renovated primary bath. Also on 1st fl: full bath w/ original clawfoot tub, flexible living space ideal for a study, family rm, or 4th bed, plus a mudroom/utility room with custom lockers & checkered flooring. Upstairs find 2 guest beds connected by a Jack-and-Jill bath w/ original clawfoot tub, newly renovated zellige tile floors, & new double-sink vanity, along with a spacious game room. The 1-bed apartment includes a living rm, kitchen & full bath, offering ideal space for guests, a home office, gym, or possible rental income. Entertainer's backyard w/ covered deck, patio, new turf, heated pool, & lush landscaping. New zoysia grass enhances the front yard, anchored by a mature magnolia tree. Lit holly trees outside every first-floor window provide both privacy and beautiful views. Alley access leads to an oversized two-car garage plus additional parking pad out front.



Rachel Conkling

Sales Assoc.

M: 713.894.9070

O: 832.899.4788

rachel.conkling@compass.com



1633 Arlington

COMPASS

Features & Amenities



House Overview

| | |
|---------------------|---------------------|
| Bedrooms | 3/4 |
| Baths | 3 Full |
| Square Feet | 2,492 per Appraisal |
| Garage Apt | 575 per HCAD |
| Lot Size | 6,600 per HCAD |
| Year Built | 1920 per HCAD |
| Garage | 2 Car Detached |
| Neighborhood | Heights |

OVERALL

- Expanded bungalow with pool and garage apartment set in East historic heights on a large 6,600 sf lot
- Designer finished home by Erika Chavez and Cristina Mata
- Extensively updated with functional updates and cosmetic updates
- Rare primary down
- Main House Hvac: 2022
- Garage Apt HVac: 2022
- Zoned HVAC in 2024
- Tankless water heater for home
- Tanked heater for apt, 2010
- New roof, 2022 with 10 yr workmanship warranty
- New blown in insulation, 2022 by Koala Insulation
- New Pentair pool heater, 2023
- New marbled pool plaster, 2023
- New zoysia grass in front, 2024
- New higher end comfort level turf, 2024
- 8 new sprinkler heads, 2022 + watering system for potted plants
- New sprinkler motherboard, 2022
- 2 New Honeywell thermostats, 2022 and 2024
- Most lighting on dimmers throughout
- Renovated primary and upstairs guest bath, 2025
- All new toilets throughout home, 2025
- All new paint upstairs, 2026
- Jeld Wen double paned windows throughout with all new ones upstairs, 2026
- Original doors throughout
- New high end 3/4 inch white oak engineered hardwood floors throughout the first floor which can be sanded and stained (floor is still available should buyer wish to add upstairs)
- High 10 foot ceilings throughout the first floor
- Views of mature holly trees outside every window with landscape lighting
- Alley access with oversized 2 car garage

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.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

Features & Amenities

- Ring security doorbell + 4 ring flood light + cameras surround the property for maximal views and security of the perimeter
- Zoned and walkable to exemplary Field Elementary, buyer to verify
- Walk to tons of dining options including Goode Co Cantina, Jūn, Bluestone Lane Coffee, CasaEma, Collinas, Chilosos Tacos, to name a few
- Walking distance (just a few blocks away!) from popular dining & shopping at historic 19th street: Jenni's Ice Cream, Hopdoddy, Common Bond, Boomtown Coffee, Squable, Agnes & Sherman, Baso 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
- 3 blocks from Halbert Park & Marmion Park 4 blocks to Field Elem Spark Park
- 3 blocks to Heights Blvd jogging trail
- Close proximity to Hike & Bike Trails, Donovan Park & Milroy Park
- Easy access to major freeways 610, 1-10, 290, & 45, Downtown, the Galleria, Energy Corridor, & Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport
- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Kroger
- 2 mature crepe Myrtles
- Fenced in front yard with wrought iron fence, 2022
- Ample space for kids and pets to play
- New emerald zoysia grass, 2024
- Antiqued brick walkway
- Landscape lighting
- Mature holly trees line the side yards with landscape lighting
- Gutters that lead to a catch basin system
- Sprinklers throughout front yard and beds, side yard and backyard
- French drains added, 2025
- Wide steps lead to covered front porch with swing and room for outdoor furniture
- Ipe wood deck, recently stained, 2025
- Ring doorbell, included
- Antique front door recently stained, 2025
- Transom window with frosted address

FRONT EXTERIOR

- Charming curb appeal
- Parking pad
- Large mature magnolia tree with room for a swing

BACK EXTERIOR

- Entertainer's backyard with lush landscaping
- Rare to have pool AND green space in the heights
- In ground heated pool
- New Pentair pool heater, 2023
- New marbled pool plaster, 2023
- Fountain feature
- Lush landscaping over the pool as well as mature tree
- New upgraded comfort level turf, 2024
- Lush landscaping with holly trees with uplighting, fences covered in

Features & Amenities

- jasmine and a back wrought iron fence with lush jasmine
- Patio space with ample space for outdoor furniture
- Covered wood deck with room for outdoor furniture
- Recently stained deck, 2025
- Added cover to pergola to enjoy during the rain, 2025
- Charming twinkle lights, included
- 2 Floodlights with ring security doorbells, included
- Oversized 2 car garage with alley access and built in work bench
- Fence off private entrance for garage apartment with charming bench seat

ENTRY

- Custom roman shade on front door with Schumacher trim, 2023
- Tall 10 foot ceilings welcome you home and continue throughout the first floor
- New high end engineered $\frac{3}{4}$ inch hardwood floors that continue throughout the first floor, 2025
- New wainscoting, 2023
- New decorative light fixture, 2022
- Painted high gloss banister, 2023
- Large under the stair hidden storage closet

FORMAL LIVING ROOM

- Cased entry off of the entry
- Designed by Erika Chavez
- Lulie Wallace designer wallpaper
- Custom drapes with trim
- New Shade store bamboo shades with front one being electronic, 2026
- Framed mirrors with McGee and Co sconces included

- New wide baseboards, 2023
- Extra wide crown molding and baseboards
- Gorgeous original large pocket doors open to reveal formal dining room
- Note: light fixture is excluded

FORMAL DINING ROOM

- Designed to easily flow from the formal living room
- New green grass cloth wallpaper, 2023
- New Visual Comfort light fixture, 2023
- New wide baseboards, 2023
- Custom drapes continue from the living room as well as new bamboo shades
- Original built in glass display cabinet that sellers added Schumacher grass cloth wallpaper and battery powered lighting
- Bar area:
 - Sellers added this custom built in bar area, 2022
 - New custom built drawers with ribbing details and sleek pulls
 - Stainless steel wine fridge
 - New quartz countertops
 - New glass display shelf
 - New metallic wallpaper, 2022
 - New decorative flush mount light, 2023

FAMILY ROOM/STUDY/4TH BED

- Original doors open to this flex space
- Designed by Cristina Mata

Features & Amenities

- Originally a bedroom, it could easily flex back to one as adjacent to full bath
- Currently serves as family room/tv room
- Color drenched
- New drapes to compliment paint, 2024
- New electronic bamboo shades, 2026
- New decorative light fixture with decorative medallion, 2022

KITCHEN

- Beautiful kitchen opens to bright breakfast space
- Taj Mahal Countertops
- Subway tile backsplash
- New Rejuvenation brass hardware, 2022
- New Rejuvenation brass outlet and switch covers
- High end stainless steel appliances:
- New Thermador gas range with convection oven, 2024
- New Thermador dishwasher, 2024
- New microwave, 2022
- Under cabinet lighting
- Upper cabinet lighting
- Pantry with new pull out cabinets, 2024
- Slow close drawers
- Lazy susan in corner
- Pull out trash can (2024)
- Glass display shelves with lighting
- New Anthropologie island with storage, 2022
- Double basin sink under garden window
- New brass faucet with pull down, 2022
- Pendant light

- Ceiling fan
- Transom window and casing to breakfast space
- Original door opens to utility/mud room

BREAKFAST AREA

- Opens from kitchen and double doors to backyard/patio
- Overlooks pool and lush wall of landscaping
- New custom roman shades, 2022
- Added custom built ins, banquette, paneling and color drenched, 2022
- Banquette has storage and custom bench cushions
- New CB2 light fixture, 2022
- Recessed can lights
- Added built in desk area with storage, 2024
- New travertine and marble checkerboard floor, 2025

GUEST BATHROOM

- Designed by Erika Chavez
- New custom roman shades with trim, 2023
- New Fabricut wallpaper, 2023
- Large clawfoot tub
- Vanity with marble countertop and storage
- Decorative mirror
- Decorative pendant light
- New Kohler toilet, 2025

PRIMARY SUITE

- Rare first floor primary
- Limewashed walls, 2025
- Crown molding
- New decorative light fixture with decorative medallion, 2023
- New drapes, 2023

Features & Amenities

- Walk in closet with newer built in dresser and pass through window to laundry chute

PRIMARY BATHROOM

- Renovated, 2025
- Limewashed walls, 2025
- New marble floors, 2025
- New frameless glass surround of shower, 2025
- New green ribbed marble walls, 2025
- New penny marble tile floor, 2025
- New Kohler toilet, 2025
- New Pottery Barn Vanity lights, 2022
- Large vanity with dual sinks and marble countertops
- Separate storage/linen cabinet
- New headknocker cabinet, 2022

GAME ROOM

- Oversized game room at the top of the stairs and a central spot between secondary bedrooms
- New double paned Jeld Wen windows, April 2026
- Blinds
- Ceiling fan/light fixture
- New low profile carpet, 2022 (note: sellers know the high end engineered floor is in stock and available should someone wish to add hardwoods upstairs).
- Recently painted all upstairs, 2026
- Double door deep toy storage closet
- Built in media center with storage
- Recessed LED lighting
- Nook perfect for homework space and/or reading nook

SECONDARY BEDROOM #1

- Located upstairs

- Large Walk in closet with laundry chute
- New carpet, 2022
- Ceiling fan/light fixture
- New double paned Jeld Wen windows, April 2026
- New pull down shades, 2026
- Access to shared bathroom with secondary bedroom #2

SECONDARY BEDROOM #2

- Located upstairs
- Large Walk in closet
- New carpet, 2022
- New double paned Jeld Wen windows, April 2026
- New pull down shades, 2026
- New paint, April 2026
- New flushmount light fixture, 2025
- Access to shared bathroom with secondary bedroom #1

GUEST BATHROOM

- Renovated and designed by Cristina Mata, 2025
- New zellige tile floors
- New vanity with dual sinks, ribbed cabinets and ample storage
- New hardware
- New decorative mirrors
- New light fixture
- Linen cabinet
- Fully painted
- Transome window
- New toilet
- Access from secondary bedrooms and game room

UTILITY/MUD ROOM

- Off of kitchen and back door
- Added custom lockers, 2022

1633 Arlington

COMPASS

Features & Amenities

- New travertine and marble checkerboard floor, 2025
- Washer/dryer connections with butcher block top
- Laundry chute from upstairs and from primary bedroom
- Drying bar
- Transom window

GARAGE APARTMENT

- Private entrance with gate to back alley
- Perfect for guests, possible income producing or flex space for office/gym
- Separate electric meter
- Washer/dryer hookups in garage
- Keyless entry
- New A/C 2022
- LIVING ROOM

- Large living room with carpet and storage closet
- Wall of windows with shades overlooking the pool
- Wireless thermostat
- Closet

- KITCHEN

- Tiled eat in kitchen
- New fridge, 2023
- Electric Range with oven
- Stainless steel double basin sink
- New pendant lighting, 2023
- New flushmount, 2023
- Ample storage cabinets and drawers
- New flushmount light

- BEDROOM

- Large bedroom with ample space for king size bed
- Closet
- Carpet
- Ceiling fan/light fixture

- New window shade, 2026
- Access to attic with some floored storage
- Access to bathroom

- BATHROOM

- Accessible from bedroom and living room
- Tile floor
- Vanity with marble countertop
- Deep storage cabinet
- Newer decorative mirror
- Newer vanity light
- Tub/shower combination
- Stained glass window
- Large double door storage closet

EXCLUSIONS

- Light fixture in formal living room
- Kitchen Fridge

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.



The
Conkling
Group

RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070