Features and Upgrades

1202 Archer Street, 77009

Thoughtful Updates

- Hardwood flooring throughout
- Expansive semi-cathedral ceilings with accent lighting
- Custom wall paper and painted walls with double crown molding in key areas
- Custom primary closet
- Carrera white quartz island in kitchen
- Tankless water heaters

Functional Improvements

- Hurricane-resistant windows with wind bracing exceeding 110 mph
- Spray foam and blown cellulose insulation
- Pre-plumbed for water filtration/softener system
- Hardwired CCTV system and Cat6 wiring

Additional Highlights

- Chef's kitchen with Hallman gas stove and commercial-grade vent hood
- Stainless steel farmhouse sink, modern stone backsplash, and soft-close custom cabinetry
- Antique Houston brick cocktail bar with white onyx countertop
- Primary bath with freestanding soaking tub, frameless glass shower with rain head and Kohler body spray, dual vanities, and private water closet
- Select Carrara marble and custom stone flooring
- Carrera white select master bath tiling
- Theater room with barn doors and Bowers & Wilkins speakers
- Game room with inset lighting and hardwood flooring
- Private balcony and gas log fireplace

*All per seller

Note: Always check with the city's Planning and Development Department, as even non-contributing properties may need a certificate of appropriateness for certain renovations.

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