

# 1013 Martin Street

COMPASS

## Features & Amenities



## House Overview

<b>Bedrooms</b>	4 bedrooms
<b>Baths</b>	4 full baths, 1 half bath
<b>Square Feet</b>	3,879, per HCAD
<b>Lot Size</b>	8,750, per HCAD
<b>Year Built</b>	2019, per Builder
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Shepard Park Plaza

## OVERALL

- Located in a prime location in desirable Shepherd Park Plaza
- Convenient location; easy access 610, 45, 290 and I10
- Minutes from tons of popular dining & shopping including: "Stomping Grounds" venue w/ Becca Cakes, Fat Cat Creamery, Bollo Woodfired Pizza and Rooster & Rice, Millies, Sunday Press coffee, D'Alba, Walking Stick Brewery, Wakefield Crowbar
- Close proximity to several parks including Shepherd Park, Candlelight Park, Oak Forest Park
- No HOA
- Constable patrol
- Kohler Whole house generator
- Tankless water heater
- 9'9" first floor ceiling height
- 8'9" second floor ceiling height
- Crown molding throughout
- Recessed can lighting throughout
- Hardwood floor throughout

## FRONT EXTERIOR

- Double-wide driveway
- Professional landscaping
- Double door entry with covered front patio
- Two car garage with epoxy flooring, built-in workshop area, built-in storage and slat wall
- RING doorbell stays
- Gutters
- Sprinkler system

## BACK EXTERIOR

- Covered patio with wood paneled ceiling, electrical outlet for tv, ceiling speakers and ceiling fan, retractable electronic shade
- Expansive patio; offers lots of room for outdoor furnishings and outdoor dining/entertaining
- Sellers extended patio, 2020
- Cement patio area with firepit, 2020
- Water fountain, 2020, and market lights

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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- Expansive grass space; plenty of room for kids/pets to play
- Custom-built clubhouse, stays
- Mature vegetable garden with planter boxes and irrigation (includes tomatoes, cucumbers, peppers, rosemary, to name a few!)
- Storage shed, stays
- Mature peach tree
- Gutters
- Sprinklers
- Pool design rendering available upon request

### ENTRY

- Double wooden doors
- Spacious entrance; plenty of wallspace to showcase art
- Wainscotting
- Decorative light fixture
- Huge under stair storage closet
- Powder room
- Staircase with wood treads and wood railing

### POWDER ROOM

- Decorative wallpaper
- Accent painted walls
- Vanity with quartz countertop and storage
- Decorative vanity light fixture

### FAMILY ROOM

- Open floor plan with kitchen; ideal for everyday living and entertaining
- Large windows & French doors leading to back patio
- Gas log fireplace with shiplap surround
- Built-in shelving w/ under-counter storage

- Ceiling fan
- Ceiling speakers
- Spacious size

### DINING ROOM

- Spacious size
- Decorative light fixture
- Hunter Douglas custom roller shades

### KITCHEN

- Oversized island with apron-front sink, pullout dual trash can drawer, breakfast bar seating
- Decorative light fixture above island
- Stainless steel GE dishwasher
- Built-in stainless steel Sharp microwave
- NXR stainless steel 48' 6 burner gas range with griddle and dual convection ovens
- Quartz countertops
- Instant hot water dispenser
- White subway tile backsplash with decorative tile inlay above range
- Soft close cabinets and soft shut drawers
- Pot and pan drawers
- Large walk-in pantry
- Under cabinet lighting
- Glass-front display cabinets
- Ample storage

### BREAKFAST ROOM

- Light-filled breakfast area adjacent to kitchen; ideal for everyday meals
- Hunter Douglas custom roller shades
- Decorative light fixture

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### BUTLER'S PANTRY

- Quartz countertops
- White subway tile backsplash
- Under cabinet lighting
- Glass-front display cabinets
- Soft close cabinets and soft shut drawers
- Built-in wine rack storage
- Mini stainless steel beverage fridge

### STUDY

- Located off entry behind iron French doors
- Wall of custom built-ins with book/display shelves, drawers and cabinets and desk space
- Decorative wallpaper
- Hunter Douglas custom roller shades and decorative drapes
- Decorative light fixture

### PRIMARY SUITE

- Located downstairs towards the back of the home
- 3 large windows overlooking backyard w/ Hunter Douglas custom roller blackout shade
- Decorative millwork on wall
- Ceiling speakers
- Remote controlled ceiling fan

### PRIMARY BATHROOM

- Located off primary through French doors
- Dual vanities each w/ quartz countertop, sink, decorative mirror, 2 sconces, & storage below

- Additional vanity space w/ quartz countertop, decorative mirror, 2 sconces, & storage below
- Walk-in shower w/ dual frameless glass shower doors, tile surround, soap niche & hexagon tile flooring
- Freestanding soaking tub w/ wall mounted plumbing fixture & large privacy window above
- Wall of decorative tile
- Separate water closet
- Ceiling speakers
- Large walk-in closet w/ built-in dressers, hanging, & shelving space
- Stained glass window piece (not attached), excluded

### GAMEROOM

- Located at second floor landing area
- Built-in cabinetry w/ display case & shelving
- French doors lead to balcony overlooking front yard
- Large window w/ Hunter Douglas custom roller shades
- Ceiling fan w/ light
- Kids rockwall mount

### SECONDARY BEDROOM #1

- Located upstairs off gameroom
- 2 large windows w/ Hunter Douglas custom roller shades and drapes
- Ceiling fan w/ light
- 2 mounted display shelves & 4 mounted book shelves

### SECONDARY EN-SUITE BATHROOM #1

- Vanity space w/ sink, mirror, vanity light, & storage below

## Features & Amenities

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- Shower/ tub combo w/ subway tile wall and decorative tile inlay & soap niche
- Oversized walk-in closet behind pocket door w/ built-in Elfa shelving & hanging + additional closet space behind door

NOTE: Elfa sliding drawers are excluded

### SECONDARY BEDROOM #2

- Located upstairs
- 3 large windows w/ w/ Hunter Douglas custom roller shades & drapes
- Additional space for sitting area or desk
- Ceiling fan w/ light
- 2 scones framing bed area
- Walk-in closet

### SECONDARY EN-SUITE BATHROOM #2

- Large vanity w/ sink, vanity light, & storage below
- Walk-in shower w/ frameless glass door, subway tile surround, & penny tile flooring
- Window w/ custom Hunter Douglas custom roller shades
- Additional cabinetry above toilet

### SECONDARY BEDROOM #3

- Located upstairs
- Custom accent wall painted by Houston professional graffiti artist, Wiley Robertson
- 2 large windows w/ Hunter Douglas roller shades & drapes
- Ceiling fan w/ light

- Mounted display shelf & 2 mounted book shelves
- Walk-in closet w/ Elfa shelving

NOTE: Elfa sliding drawers are excluded

### SECONDARY EN-SUITE BATHROOM #3

- 2 entry doors; from hall & directly into secondary bedroom
- Vanity space w/ sink, built-in mirror, vanity light, & storage below
- Shower/ tub combo w/ tile surround & soap niche

### FLEX ROOM

- Located upstairs off game room
- Flexible space, could function as an ideal gym or media room
- Currently used as additional storage space w/ built-in shelving
- Wall-mounted AV wiring cabinet
- Door access to spacious floored attic space
- Drop down ceiling attic entry

### MUDROOM

- Located between utility & kitchen
- Door provides direct access to attached garage
- Built-in bench w/ 4 individual cubbies & additional shelves above; ideal “drop zone”, built 2020
- Additional counter space for keys or mail

### UTILITY ROOM

- Located downstairs

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- Counter space w/ quartz countertop, stainless steel utility sink & storage cabinets
- Additional built-in cabinetry
- Space for broom/ vacuum w/ electrical outlets or space for secondary fridge
- Window for natural light
- Decorative tile floor

## EXCLUSIONS

- All potted plants
- Washer and dryer
- Garage refrigerator
- Display shelf in primary bedroom
- Stained glass window piece (not attached) in primary bath, excluded
- Rain barrel
- Elfa sliding drawers in secondary bedrooms

## INCLUSIONS

- RING doorbell
- Custom-built clubhouse
- Vegetable garden
- Storage shed
- Market (string lights)
- Water fountain in backyard
- Kids rockwall mount
- 2 mounted display shelves & 4 mounted book shelves in upstairs guest bedroom #1
- Mounted display shelf & 2 mounted book shelves in guest bedroom #3

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