



West University

5303 Wesleyan St

4 BD 4.1 BA 2,867 SF



Beautifully updated corner-unit home in the heart of West U, zoned to West U Elementary. Rare 4-bedroom layout with ensuite bathrooms in every bedroom, plus a gated front entry and turfed yard for low-maintenance outdoor space. Second-floor living features an open-concept layout with a spacious kitchen complete with granite countertops, Jenn-Air gas range, beverage fridge, and large island, all flowing seamlessly into the dining and family room with balcony access. The third floor offers a spacious primary suite with dual sinks, soaking tub, walk-in shower, and a large custom closet, along with an additional guest suite and utility room. First-floor guest bedroom with full bath is ideal for visitors or a home office. Fourth floor includes a game room with built-in bar, 4th bedroom with full bath, and access to a rooftop terrace with fireplace—perfect for entertaining. Recent stucco repairs and full exterior repaint (April 2026) with transferable warranty. A rare combination of location, layout, and livability in one of Houston's most desirable neighborhoods.



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# 5303 Wesleyan St

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	4
<b>Baths</b>	4 Full +1 Half Bath
<b>Square Feet</b>	2,867 per HCAD
<b>Lot Size</b>	2,718 per HCAD
<b>Year Built</b>	2014 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	West University

### OVERALL

- Prime location in highly desirable West U
- Large turfed, fenced in front yard, (2021)
- New AC unit (2020)
- Recent stucco inspection, repairs and fully repainted, April 2026 with 1 year transferable warranty
- Corner unit with ample light
- Rare 4 bedroom with all bedrooms having ensuite bathrooms
- Game room
- Balcony + rooftop with fireplace
- Updated mirrors in bathrooms
- New pendants in kitchen
- All new appliances in the kitchen (stove 2020, dishwasher 2023, fridge 2024)
- Minutes from Rice Village, a premier Houston shopping and dining destination
- Minutes from Central Market, HEB, Whole Foods
- Near Local Foods, Tiny's, and other West U favorites

- Walkable to Walgreens, Petco, Home Goods, Randalls, Barnes & Noble, Starbucks etc.
- Easy access to Med Center, Museum District, Downtown, Galleria area, River Oaks
- Quick access to US-59 and 610

### FRONT EXTERIOR

- Gated front entry offering added privacy and security
- Charming brick paved walkway leading to the front door
- Turfed front yard for low maintenance, year round greenery
- Solid wood front door with glass panel detail

### ENTRY

- Wide plank hardwood flooring
- Statement staircase with iron balusters and wood handrail
- Storage closet tucked beneath the stairs, enhanced with an Elfa organization system
- Recessed lighting

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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### KITCHEN

- Granite countertops
- White subway tile backsplash
- Oversized island with breakfast bar seating
- New appliances (stove 2020, dishwasher 2023, fridge 2024)
- Jenn-Air gas range with vent hood and oven
- Stainless steel dishwasher
- Beverage fridge
- New pendants (2021)
- Reverse osmosis
- Dedicated wine rack
- Large window over sink with mature tree views, letting in tons of natural light
- Pull down blinds over window
- Recessed lighting
- Direct sightlines to main living areas
- Crown molding
- Walk in pantry
- Pull out trash can

### DINING AREA

- Seamless connection to kitchen and living- perfect for entertaining and hosting
- Large window with tree-top views
- Upper transom window
- Space for large dining table

### FAMILY ROOM

- Soaring ceilings
- Open concept layout seamlessly connecting the living, dining, and kitchen areas
- Large windows letting in tons of natural light
- Direct access to outdoor balcony space

- Wide plank hardwood flooring
- Recessed lighting
- Ceiling fan
- Crown molding
- Mount for tv
- Pre-wired for sound

### POWDER ROOM

- Updated (2021)
- New wallpaper
- Updated vanity with quart countertop
- Decorative mirror
- Vanity lights
- Centrally located on the second floor for convenience

### PRIMARY SUITE

- Spacious bedroom located on the 3rd floor with another secondary bedroom and utility room
- Room for sitting area
- Tall ceilings
- Large window with tree-top views
- Abundant natural light
- Added sconces on either side of bed
- Plush carpet
- Recessed can lighting
- Crown molding
- Ceiling fan
- Drapes

### PRIMARY BATHROOM

- Large vanity with dual sinks and granite countertop
- Updated decorative mirrors
- Vanity lights
- Separate soaking tub with marble surround
- Walk in shower with glass surround and white subway tile backsplash
- Large opaque window
- Tile flooring

## Features & Amenities

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- Private water closet
- Large vanity mirror
- Double doors open to huge closet with shelving system

### SECONDARY BEDROOM #1

- Located on the first floor
- Tucked away, perfect for guests
- Could also function as a flex space such as office or home gym
- Large windows with natural light
- Pull down shades
- Plush carpeting
- Ceiling fan
- Recessed can lights
- ENSUITE BATHROOM
  - Walk-in glass shower
  - Built in shower bench
  - Granite countertop vanity
  - Headknocker cabinet
  - Spacious closet located off of the bathroom

### SECONDARY BEDROOM #2

- Located on the 3rd floor with primary and utility
- Ceiling fan
- Recessed can lights
- Plush carpeting
- Large window with natural light
- Drapes
- Wallpaper accent wall
- ENSUITE BATHROOM
  - Tub and shower combination
  - Tile shower surround
  - Vanity lighting with framed mirror
  - Window for natural light

### SECONDARY BEDROOM #3

- Large bedroom on the 4th floor with the game room

- Ceiling fan
- Plush carpeting
- Large window with natural light
- Recessed can lighting
- Large walk in closet with built-ins
- ENSUITE BATHROOM
  - Tub/shower combination
  - Tile surround
  - Headknocker cabinet
  - Granite countertops
  - Tile flooring
  - Secondary door connecting to game room for convenience

### GAME ROOM

- Located on the 4th floor
- Versatile flex space
- Ideal for game room, media room, or playroom
- Access to rooftop patio with fireplace
- Indoor-outdoor entertaining potential
- Elevated views of surrounding areas
- Ceiling fan for added comfort
- Wood flooring
- Large windows
- Recessed lighting
- BAR AREA
  - Built-in bar area with beverage fridge
  - Cabinets for extra storage space
  - Granite countertops
  - Convenient for entertaining
  - Perfect for game room or lounge set up

### UTILITY ROOM

- Conveniently located on the third floor between primary suite and secondary bedroom #2
- Washer/dryer connections

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The  
Conkling  
Group

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- Hanging rod

### ROOFTOP

- 4th floor outdoor space with expansive views
- Located off of game room with bar area and beverage fridge
- Ample space for outdoor furniture
- Fireplace

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