



KRANTZ LUXE GROUP  
REAL ESTATE ADVISORS



5 beds



4.5 bathrooms



4,537 sqft



1126 E 7 1/2 ST  
HOUSTON, TX 77009

## EXTERIOR

- Full brick exterior – custom modular-size brick with structural base
- Solid white oak front door
- Oversized covered front porch
- Covered back patio with outdoor kitchen
- Board and batten porch ceilings
- Oversized Pella slider door to backyard
- Built-in outdoor kitchen with stainless grill and stone countertop
- Large driveway with garage set back from front of house
- Post-tension slab foundation

## OFFICE / LIBRARY

- Arched cased opening entry
- Color-drenched office
- Floor-to-ceiling rift-cut white oak custom cabinetry on two walls
- Low voltage accent lighting inside cabinetry
- Designer brass chandelier

## KITCHEN

- Custom solid wood cabinetry with brass hardware – floor to ceiling
- Calacatta marble countertops and full-height slab backsplash
- Oversized island with undermount sink and brass faucet
- Unlacquered brass range hood
- Sub-Zero 36” refrigerator
- Sub-Zero 36” freezer – zero frost
- Wolf range
- Detailed dentil crown molding

## FORMAL DINING ROOM

- Full solid wood wall paneling
- High-gloss paint
- Multi-layered lacquer ceiling treatment
- Detailed dentil crown molding
- Designer brass chandelier

## WET BAR

- Floor-to-ceiling brass and glass open shelving
- Rosso Levanto marble
- Unlacquered brass bridge faucet
- Solid wood lower cabinetry with brass hardware
- Sub-Zero 24” wine/beverage unit in adjacent butler’s pantry

## BUTLER’S PANTRY

- Sub-Zero 24” wine/beverage unit
- Additional prep and storage space between kitchen and dining

## LIVING ROOM

- Floor-to-ceiling solid wood paneled fireplace surround
- Rosso Levanto marble fireplace surround and hearth
- Brass wall sconces flanking fireplace
- Detailed dentil crown molding
- Multi-panel glass door opening to covered back patio



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## PRIMARY SUITE

- Private entry hall
- Vaulted ceiling
- Private balcony with views
- Oversized Pella windows

## PRIMARY BATHROOM

- Freestanding soaking tub centered beneath double Pella window
- Floor-to-ceiling basketweave marble tile – walls and floors
- Brass floor-mount faucet with handheld attachment
- Built-in marble ledges flanking tub alcove
- Ensuite

## SECONDARY BEDROOMS

- Each bedroom has a private ensuite bathroom
- Solid wood trim and millwork throughout
- Pella windows

## MISCELLANEOUS FEATURES

- Hardwood floors throughout
- Fully paneled solid wood millwork
- Benjamin Moore premium paint
- Custom stair railing
- Elevator capable
- 5,740 total sq ft (4,600 interior + patios, balcony, and covered porches)
- Large front yard and backyard
- Family-friendly, community-oriented street in the Heights
- All AC vents custom painted to match ceilings
- Symmetrically aligned lighting, vents, and architectural details throughout

## GAME ROOM / FIFTH BEDROOM

- Color-drenched
- Custom cabinetry
- Flexible use – game room or fifth bedroom

## MUDROOM

- Painted finish
- Direct garage access