

1617 Shearn St

General Features

- ORIGINAL owner – WELL MAINTAINED and CARED FOR
- 2,432 sf home (per HCAD)
 - o 4 story - rooftop deck with Downtown views!
 - High First Ward Historic District is located behind this home - so only one story homes there / no tall homes can be built to block the view! – **GREAT FEATURE!**
 - o 3 beds / 3.5 baths
- 2 car garage with 6 guest parking spots (1 on Shearn St, 5 on Colorado St) – **GREAT FEATURE!**
- Fully fenced with automated driveway and pedestrian gates (code entry)
- Small backyard with turf, fan, sail shade
- Accessibility to backyard from bedroom AND through garage – **GREAT FEATURE!**
- Large OPEN PLAN Living-Dining-Kitchen – perfect for entertaining!
 - o Note extra-large Living-Dining space – varied furniture arrangement options
- Kitchen - stainless steel appliances, gas stove, granite counters + large island, step-in pantry
- All appliances will convey (Refrigerator / Wine cooler / Washer / Dryer)
- GAS fireplace in Living Room
- TALL Ceilings throughout
- SOLID Wood floors in all public areas (except bedrooms)
- Additional hall closets on every floor – **GREAT FEATURE!**
- Crown molding at Living-Dining-Kitchen and in primary bedroom
- Window treatments (blinds / shades) throughout the home
- 3 outside spaces – turfed backyard (1st flr), balcony (2nd flr), rooftop deck (4th flr) – **GREAT FEATURE!**
- 1 BLOCK to Hike & Bike TRAIL (Spring St)
- Located within ARTS DISTRICT HOUSTON - walk to 100s of artist studios + art activities
- Mins. to Downtown, Wash. Ave, the Heights, Buffalo Bayou Park, Memorial Drive + all major freeways
- NOT in floodplain
- Self-managed HOA
 - o \$920 / annually – gates, landscaping, shared driveway, off street parking, general fund

2026 Updates / Repairs

- \$20,400 - Stucco inspected and repairs completed
- \$8,675 – Interior walls and trim repainted (incl. garage walls)
- \$2,025 – BRAND NEW smoke alarms
- \$2,498 – BRAND NEW carpet in bedrooms and closets
- \$700 – Guest bathroom (3rd floor) tub reglazed
- \$273.87 – Bathroom and entry hallway tiles steam cleaned
- Rooftop deck – power washed
- Front door – sanded and re-stained
- HVAC system
 - o Condenser replaced 2024
 - o serviced annually by Village Plumbing & Air
 - o all filters changed on a schedule by homeowner