



# 734 Yale Street Unit A

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Dear Prospective Buyer,

We're thrilled you're interested in our home! It was here we fell in love with Houston, the Heights, and the community at 734 Yale. It's never easy to leave a home that has meant so much to us. We have created wonderful memories here and have truly loved being part of this neighborhood. We hope the next owners will cherish it as much as we have.

You won't find a better location in the Heights - not only is it an easy commute to all the hubs in Houston, but we also have some of the best restaurants and retail steps away from our front door. We love coffee and nicknacks from Forth & Nomad, the Heights Mercantile Farmers Market every other Sunday, and happy hour at Postinos can't be beat! Half a block away, you'll find both the Heights Blvd Trail and the Heights Hike and Bike Trail - 10 minutes one direction will take you to the MKT and 5 minutes the other way will take you to all the fun on White Oak, including the brand new Tiny's Milk & Cookies! We have the best walkability in all of Houston.

When we're not out enjoying the neighborhood, the house itself has been a haven for our family. The bright living room and big kitchen are perfect for hosting friends and family. The loft on the top floor creates the most incredible, light-filled work environment. And there's no better place in all of Houston to watch Fourth of July fireworks than our rooftop patio! While we love our bustling neighborhood, our home was built to be the perfect place to relax and unwind.

We trust that just like us, once you spend some time in our home and neighborhood, you won't want to leave either.

All the best,  
The Rozinskys

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# Why we love the neighborhood...

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The trails! We either bike or walk the trails with our dog every day and love to make a pitstop at a patio for coffee or cocktails.

The bars and restaurants! Some of our very favorites are all in walking-distance and include Coltivare, Padres Wine Bar, da Gama, the Asch Building, Mamaka, Local Foods, Eight Row Flint, Better Luck Tomorrow, EZ's, and more!

The shopping! Vuori, Lululemon, Forth and Nomad, Mizzen+Main, and Marine Layer are some of our most frequented.

Within 2 blocks of top-rated Harvard Elementary and Donovan Park.

# Why we love the house...

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Hands-down the best view of fireworks on Fourth of July and New Years is from our rooftop patio! You can see all the different shows across the entire city.

Our guests love the coziness and privacy of the first floor bedroom.

The primary bedroom and bathroom are a true retreat - the primary closet is a dream and the laundry room right off it is incredibly convenient.

The ceilings on every floor are towering and the natural light from the huge windows means we never have to turn lights on during the day.

The recently repaved ally access on E 8th makes getting in and out of the complex smooth and stress-free.

The community - our neighbors are so kind, welcoming, and generous. We will miss them dearly!