

734 Yale Street, Unit A



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Amenities List

IMPROVEMENTS

- Fresh interior paint throughout most of the home.
- Kitchen cabinets recently repainted for a refreshed look.
- Updated light fixtures in the kitchen, dining area, bathrooms, primary suite, and powder room.
- New fence installed.
- Hardwood flooring throughout the home, with carpet limited to closet areas.

EXTERIOR & COMMUNITY

- Freestanding patio home in a gated Heights community.
- Desirable end-unit location with neighbors on only one side.
- Fenced front & side yard offers space for pets and outdoor enjoyment.
- HOA maintains landscaping, gates, and common areas.
- Additional access via paved alleyway & automatic driveway gate off of E 8th (between Yale & Heights Blvd.)

LOCATION HIGHLIGHTS (see Neighborhood Map)

- Steps from the popular Heights Mercantile.
- Short walk to M-K-T shopping, dining, and shopping options.
- Steps from Heights Hike & Bike Trail and its extensive trail system.
- Zoned to Harvard Elementary, Hogg Middle School, and Heights High School

LIVING ROOM

- Spacious living room positioned at the center of the home's open-concept layout.
- Soaring 11-foot ceilings enhance the sense of space and natural light.
- Gas fireplace
- Hardwood flooring continues throughout the main gathering areas.
- Open sightlines connect seamlessly to the kitchen and dining room.
- Custom built-ins
- Two beverage/wine fridge

DINING

- Dedicated dining area conveniently located between the kitchen and living room.
- Updated light fixture
- Generous layout accommodates both everyday meals and larger gatherings.
- Open design allows for easy entertaining
- Positioned adjacent to the kitchen for added functionality.

KITCHEN

- Repainted cabinetry paired with updated lighting.
- Neighborhood views from the kitchen sink.
- Gas cooktop and convection oven for everyday cooking.
- Under-cabinet lighting enhances workspace visibility.
- Stainless steel refrigerator is included with the home.
- Built in desk area
- Walk-in pantry

PRIMARY BEDROOM

- Entire third floor dedicated to the private primary retreat.
- Spacious bedroom separated from secondary bedrooms.
- Updated lighting provides a modern touch.
- Convenient access to the laundry area on the same level.

UPDATED BATHROOM

- Double-sink vanity with generous counter space.
- Separate shower and dedicated vanity area.
- Well-designed layout offers comfort and functionality.

SECONDARY BEDROOM

- First-floor bedroom features a private ensuite bathroom.
- Fourth-floor bedroom provides excellent privacy for guests.
- Ideal layout for multigenerational living, roommates or overnight visitors.

GAME ROOM/FLEX SPACE

- Spacious fourth-floor flex room with versatile uses.
- Suitable for a game room, home office, fitness area, or media room.
- Convenient access to the rooftop deck and outdoor spaces.

COVERED ROOF TERRACE

- Expansive covered rooftop terrace with unobstructive downtown, Heights Hike & Bike Trail, and Heights Mercantile views. Truly perfect for year-round outdoor enjoyment.
- Gas connection and water spigot.
- Great space for entertaining or enjoying holiday fireworks.

ADDITIONAL FEATURES

- All appliances included with the sale.
- Energy-efficient windows and HVAC system.