



Heights-Greater Heights

307 East 8th Street

3 BD 2 BA 1957 SF 5000 LOT





This renovated and expanded brick historic Heights bungalow in the "Harvard Pocket". Walking distance to tons of restaurants, bars & shopping in Heights Mercantile, White Oak, MKT, 1 block from Heights Hike & Bike, 2 blocks from Heights Blvd jogging trail & 1 block from exemplary Harvard Elem. NEW roof, NEW hardwood floors, NEW full house GENERATOR, NEW tankless water heater, 1 NEW AC, EV charger all in 2021. Fully repainted interior- June 2026. Fenced w/ electronic gate & long driveway to 1 car garage. Inviting covered front porch w/ swing. Open floor plan for living & dining. Renovated kitchen w/ marble countertops, shaker style cabinets & SS appliances w/ rare walk in pantry. Breakfast bar + dedicated breakfast space. Tucked away primary suite w/ dedicated AC (2019), huge primary bath w/ large walk in closet. 2 generous guest beds in the front w/ updated bath. Rare large mudroom/utility w/ sink & ample storage. Fenced backyard w/ ample space for kids/pets to play!



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# 307 E 8th St

COMPASS

## Features & Amenities



### House Overview

|                     |                         |
|---------------------|-------------------------|
| <b>Bedrooms</b>     | 3                       |
| <b>Baths</b>        | 2 Full                  |
| <b>Square Feet</b>  | 1,957 per HCAD          |
| <b>Lot Size</b>     | 5,000 per HCAD          |
| <b>Year Built</b>   | 1920 per HCAD           |
| <b>Garage</b>       | 1 car attached/detached |
| <b>Neighborhood</b> | Houston Heights         |

### OVERALL

- Unbeatable prime location in the “Harvard Pocket” with tons of Heights hotspots under 5 minutes from your front door!
- Lots of charming historic details like crystal doorknobs, old phone nook, stain glass
- Great floorplan with tucked away primary bedroom in the back of the home
- Tons of storage with rare sizable mudroom/utility room, and good sized closets for the bedrooms
- Fully fenced and electronic gate
- Full House Generator (2021)
- Fresh exterior paint (2021)
- ALL new interior paint (June 2026)
- Roof (2021)
- New hardwood flooring (2021)
- New A/C for primary (2019)
- Leaf guards on rain gutters
- Hallway bath remodeled (2015)
- Updated plumbing & electrical in hallway bath
- Updated sewer line from house to city main (2015)
- EV charger
- Tankless water heater (2021)
- New insulation- batt (2023)
- New attic door
- New washer & dryer (2025)
- New refrigerator (2026)
- Zoned and walkable to exemplary Harvard Elementary, buyer to verify
- Walk to tons of dining options including Coltivare, Padres Wine Bar, Tiny’s Milk & Cookies, Handie Duofo, Onion Creek, Postino, Common Bond, Local Foods to name a few
- Walking distance to shopping at Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.), and the new development M-K-T, a mixed use development that has approx. 30+ retail & dining options (themkt.com)
- 2 blocks from popular Donovan Park
- 2 blocks to Heights Blvd jogging trail
- 1 block to Hike & Bike

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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- Easy access to major freeways 610, 1-10, 290, & 45, Downtown, the Galleria, Energy Corridor, & Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport
- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Kroger

### FRONT EXTERIOR

- Classic bungalow style architecture
- Red brick exterior with painted siding accents
- Mature crepe myrtles on the front with dwarf magnolia trees lining the driveway as well
- Expansive covered front porch
- Brick columns with decorative wood posts
- Two ceiling fans on each side of the porch
- Fully fenced front yard
- Porch swing
- Ring security doorbell
- Electronic driveway gate opens to long driveway and 1 car garage
- Side patio area off of the mudroom/utility room
- Sizable fenced area that hides the full house generator and trash cans-could add a good sized storage shed here too

### BACK EXTERIOR

- Private fenced yard
- Low maintenance
- Paved patio area
- French doors provide direct access to the primary suite
- Another door leads to the kitchen
- Ideal for relaxing, pets, play, or outdoor entertaining

### LIVING ROOM

- Spacious, open concept
- Hardwood flooring
- Tons of windows with blinds allowing abundant natural light
- Crown molding
- Recessed lighting
- Direct access to covered front porch
- Seamless connection to dining room

### DINING ROOM

- Open to main living areas
- Convenient flow to the kitchen
- Crown molding
- Recessed lighting
- Ideal layout for everyday living and entertaining

### KITCHEN

- Updated kitchen, 2021
- Marble countertops
- Marble subway tile backsplash
- Large island with breakfast bar seating
- Farmhouse style sink
- Subway tile backsplash
- Pendant lighting above the island
- Recessed lighting
- Walk in pantry with open shelving, appliance countertop space, Built in wine storage and charming stain glass window
- Open flow into the breakfast area
- Stainless steel appliances:
  - New Whirlpool french door refrigerator/freezer with ice/water dispenser (2026)
  - Viking range with gas cooktop and oven
  - Built in microwave oven overhead
  - Stainless steel Dishwasher

## Features & Amenities

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### BREAKFAST AREA

- Bright breakfast area just off of the kitchen
- Surrounded by large windows with blinds
- Hardwood flooring
- Convenient everyday dining space with backyard views

### PRIMARY SUITE

- Spacious room tucked in the back of the home
- Hardwood flooring
- Vaulted ceiling
- Ceiling fan
- Large windows
- French doors providing direct backyard access
- Room for a king sized bed and additional furniture

### PRIMARY BATHROOM

- Oversized primary bathroom
- Freestanding soaking tub with tile surround
- Separate glass enclosed walk in shower
- Dual vanities
- Dedicated seated makeup vanity
- Large vanity mirrors
- Stone countertops
- Vanity lighting & recessed lighting
- Large window above the soaking tub
- Huge walk in closet

### SECONDARY BEDROOM #1

- Hardwood floors
- Two large windows with blinds
- Ceiling fan/light fixtures
- Crown molding
- Wall closet

### BATHROOM

- Glass enclosed walk in shower
- Herringbone patterned tile surround
- Pebble style shower floor
- Pedestal sink
- Round wall mirror
- Beadboard wall detailing

### SECONDARY BEDROOM #2

- Hardwood floors
- Large windows allowing tons of natural light
- Ceiling fan/light fixture
- Crown molding
- Huge walk in closet

### UTILITY ROOM/MUDROOM

- Spacious utility room
- New washer & dryer (2026)
- Tons of countertop space for folding
- Utility sink
- Hanging rod for clothing
- Hardwood flooring
- Ceiling fan
- Additional storage closet
- Tons of cabinet/ storage space
- Door to access side deck and driveway for easy loading and unloading