

# 310 W 18th Street

COMPASS

## Features & Amenities



## House Overview

<b>Bedrooms</b>	3 bedrooms
<b>Baths</b>	2 full baths, 1 half bath
<b>Square Feet</b>	3070 , per HCAD
<b>Lot Size</b>	4000, per HCAD
<b>Year Built</b>	2015, per HCAD
<b>Garage</b>	2 Car Detached
<b>Neighborhood</b>	Heights/ Greater Heights

## OVERALL

- Located in sought after Houston Heights
- 10'9" first floor ceiling height
- 9' second floor ceiling height
- Recessed canned lighting throughout
- Crown molding throughout
- Roof, 2015
- HVACs, 2015
- Water heater, 2015
- 2 Tankless water heaters, 2015
- Garage is plumbing & has electrical for a future garage apartment, per seller
- Church parking lot next used rarely used (typically for once a week for Boy Scout meetings); per seller
- Close to popular dining and shopping at historic 19th Street: Jenni's Ice Cream, Hopdoddy, Common Bond, Boomtown Coffee, Squable, and Agnes Sherman, & just one block away from Goode Co Cantina
- Close proximity to the Hike & Bike Trails and Halbert Park
- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria,

Energy Corridor, and 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, & Krogers

## FRONT EXTERIOR

- Charming curb appeal
- Fully dense-in front yard with black rod iron fence and greenspace
- Sprinklers
- Mature magnolia tree
- Bricked steps lead to covered front porch
- Covered front porch w/ rod iron railing & recessed lighting
- White columns w/ 2 lantern porch lights & flag poll
- Spacious porch; allows room for 2 sitting areas
- Large black wood entry door w/ widows
- 2 tall windows flank the front entry door
- Added landscape lighting front exterior

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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- Ring doorbell
- Gutters

### BACK EXTERIOR

- Covered back porch with recessed light, outdoor ceiling fan, & storage closet
- Saltwater pool w/ water feature, 2018
- Turfed greenspace
- Tall privacy fence
- Gated access to turfed side yard
- String lights stay
- Custom cabana area w/ bench seating & storage below
- Detached 2 car garage w/ alley access
- Outdoor TV mounted to garage over pool; seller unaware if it works
- 2 built-in speakers
- Gutters

### ENTRY

- Open floor plan with formal living & dining rooms
- Wide staircase w/ decorative rod iron railing and decorative sconces
- Space below staircase for console table
- Soaring ceiling height

### LIVING ROOM

- Located just off entry & open floor plan with dining area; ideal for entertaining
- Gas-log fireplace w/ black stone surround & white wood mantel with wallspace for TV/ art above
- Cabinetry & floating wood display shelves flank the fireplace and accent wallpaper behind wood floating shelves

- Recessed lighting & art light
- 2 tall windows overlooking front porch w/ plantation shutters
- Electrical outlet for potential ceiling light fixture

### DINING ROOM

- Located on the first floor with open floorplan with living room; ideal for entertaining
- Rectangular crystal pendant chandelier
- Wall space dedicated for art & buffet
- Windows w/ plantation shutters

### KITCHEN

- Located first floor towards back of the home
- Open floor plan with family room; ideal for everyday living
- Kitchen island w/ quartzite countertop, oversized stainless steel sink, polished nickel faucet & breakfast bar with space for barstools
- 6 burner Thermador stainless steel gas rangetop w/ stainless steel Zephyr venthood
- Pull out spice rack
- Bosch stainless steel convection oven
- Built-in Bosch stainless steel microwave
- Counterspace w/ quartz countertops, white subway tile backsplash
- Cabinetry built to the ceiling w/ glass-front display cabinets above
- LG stainless steel refrigerator

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- Bar area w/ GE stainless steel beverage/wine mini fridge & glass-front display cabinetry above
- Large walk-in pantry
- Soft-close drawers
- Under cabinetry lighting
- Bosch stainless steel dishwasher
- Appliance garage
- Recessed lighting & 2 pendant lights over island
- Pull out trash drawer w/ 2 bins

### FAMILY ROOM

- Located first floor towards back of the home
- Open floorplan with the kitchen
- large window flanked by 2 glass exterior doors with roller shades leading to covered back porch
- Recently built-in entertainment center adding cabinetry storage & shelving w/ art lights
- Tray ceiling w/ crown molding
- Ceiling fan
- Windows with plantation shutters

### POWDER BATH

- Conveniently located on first floor between formal living/dining
- Vanity w/ marble countertop, undermount sink, polished nickel hardware, vanity mirror and decorative lighting above
- Hardwood floors
- Window with plantation shutters
- Accent painted walls
- Towel bar for hand towels
- Large under-stair storage closet across from powder room

### PRIMARY SUITE

- Located second floor towards back of the home off flex area
- Large room w/ space for various furniture configurations
- 3 large windows w/ plantation shutters
- Trayed ceiling w/ crownmolding, recessed lighting & ceiling fan
- Hardwood floors

### PRIMARY BATHROOM

- Dual vanities w/ marble countertops, built-in vanity mirrors, decorative vanity lighting
- Walk-in shower w/ frameless glass door, soap niche, wall showerhead and hand-held shower
- Separate soaking tub w/ polished nickel plumbing fixture & marble subway tile wall surround
- Oversized privacy window above tub
- Water closet
- Towel bars for hand & shower towels
- White tile flooring
- Large walk-in closet w/ built-in drawers, shelving, & hanging space

### SECONDARY BEDROOM #1

- Located on the second floor towards the front of the home
- Access to 2nd floor front exterior balcony w/ space for a sitting area, balcony restrained, 2026
- Built-in twin murphy bed with drawers and shelving
- Currently used as office/ flex room; makes an ideal guest bedroom or gym

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- Large window overlooking front exterior w/ plantation shutters
- Walk-in closet
- Crown molding
- Hardwood flooring
- Ceiling fan with light

### SECONDARY BEDROOM #2

- Located on the 2nd floor centrally located off 2nd floor landing/ flex space
- Currently used as secondary bedroom
- 2 windows w/ plantation shutters
- Closet
- Door entry to secondary bathroom
- Hardwood floors
- Crown molding
- Ceiling fan with light

### SECONDARY BATHROOM

- Located on second floor between secondary bedrooms #1 & #2
- 2 entries: door to secondary bedroom #2 & door entry to 2nd floor landing/ flex area
- Vanity space w/ marble countertop, undermount sink w/ polished nickel hardware, vanity mirror, cabinetry below
- Shower/ tub combo w/ sliding glass door
- Hanging bar for hand & shower towels
- Window above toilet w/ shade
- Tile flooring
- Linen storage located outside of this room

### 2ND FLOOR FLEX AREA

- Situated between primary & secondary bedrooms
- Added built-in cabinetry area w/ storage & mini beverage fridge
- Recessed lighting & ceiling fan w/ light fixture
- 3 rectangle windows providing natural light
- Hardwood floors

### UTILITY ROOM

- Conveniently located on second floor with all the bedrooms
- Full-sized stacked washer & dryer
- Counterspace w/ storage below & dry bar above
- Tile flooring w/ drain

### INCLUSIONS

- Kitchen Refrigerator
- Washer & Dryer
- Outdoor mounted TV; seller unaware if it works
- Back yard "string" lights