

6554 Auden, Southside Place



MAIN HOUSE	4527sf (per HCAD)
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Bedrooms	5
Baths	4 full and one half
Lot Size SF	7750 (per HCAD)

GARAGE APT.	550 (per HCAD)
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Bedrooms	1
Baths	1

TOTAL BEDS	6
TOTAL BATHS	5.5

Year Built	1993 (per HCAD)
Garage	Detached 2 cars.

NOTABLE FEATURES AND AMENITIES

Coveted, inner loop Houston zip code of 77005.

Highly desirable Southside Place location.

Brick built. No stucco

A five-bedroom, 4-1/2 bath floor plan. It's rare to find five bedrooms in this zip code at this price point

550sf Guest Quarters above detached garage. Sixth bedroom possibility

Generous lot size for a lovely, big backyard. Turfed and fenced.

Backyard fruit trees include Meyer lemon, key lime, clementine and navel orange. Two blueberries (for cross pollination) and a producing grape vine. All planted in organic soil and tended with organic fertilizer.

Mosquito misting system

FULLY UPDATED. Kitchen and every bathroom

Hardwoods throughout entire home. No carpet

Brand new roof by Patrick Roofing

Brand new water heaters in main home

Brand new 3rd floor HVAC system (coil, compressor and furnace)

Brand new mud/storage area custom built by back door entry way

Never flooded. Home sits on the current border of the 100 and 500-year flood zone boundary. The draft FEMA flood maps show the home in the 500-year zone. <https://www.maapnext.org/> for draft FEMA flood maps.

Zones to West University Elementary (buyer to verify). Top ranked school in Texas

One block from Firetruck Park and Southside Place Pool, tennis courts

Highly walkable to elementary school, local parks, 77005 amenities such as Little Matts, Tinys, Mercantile and Mercato Coffee.

Served and protected by Southside Police and Fire Department.

Beautiful natural light enhanced by expansive windows and open sight lines

Covered patio

Mosquito misting system

Gated driveway offers additional parking and safety.

Installed 220V 50-amp outlet in garage for charging electric vehicle.

High end reverse osmosis drinking water system installed at the kitchen sink.

Very flexible floorplan with rooms that can be used at different phases of life. Gameroom possibilities on first or third floor for example. Possibility for two homes office. Guest/nanny suite on third floor or use the garage apartment.

EXTERIOR

Timeless brick, Georgian exterior with gorgeous curb appeal

Landscaped front elevation with mature greenery

Covered front entry with custom wood and glass front door

Detached two-car garage

Automatic driveway gate

Additional guest quarters above garage

Private, fenced, spacious backyard with easy to maintain turf

Covered patio for ample outdoor seating or dining.

Covered breezeway between garage and home

Gated driveway provides for hardscape play space – bikes/basketball etc.

Sprinkler system

Several fruit trees in the back yard and a kitchen/herb garden by breakfast room window.

Back yard nicely shaded with mature tree

Backyard fruit trees include Meyer lemon, key lime, clementine and navel orange. Two blueberries (for cross pollination) and a producing grape vine. All planted in organic soil and tended with organic fertilizer.

Mosquito misting system

INTERIOR

Functional floor plan designed for comfortable everyday living, growing families and entertaining. For example, gameroom is currently on first floor but third floor or garage apartment can be used as children get older. First floor study with possibility to use third floor as a second home office. Sellers used third floor as a home gym, but garage apartment could be used.

Gorgeous hardwood floors extending throughout the home

High ceilings create an open and airy atmosphere throughout the home.

Double pane windows throughout

Large windows provide abundant natural light throughout multiple rooms.

Wide upstairs landing and hallway spaces create a comfortable transition between bedrooms.

Generous storage solutions include bedroom closets, linen closets, and utility storage.

Neutral wall colors throughout much of the home enhance brightness and flexibility for future design preferences.

Separate utility room with washer/dryer, ample storage and soaking sink

Additional large storage closet in utility room

Brand new, custom mud and storage area built near the back door.

Recessed LED lighting throughout.

Installed 220V 50-amp outlet in garage for charging electric vehicle.

High end reverse osmosis drinking water system installed at the kitchen sink.

KITCHEN AND DINING

Fully updated kitchen including cabinets, quartz countertops, backsplash, cabinet hardware, and lighting

Large center island with integrated Kitchen Aid 5 burner gas cooktop w/built in downdraft.

Island houses additional storage

Breakfast bar style seating on island

Custom cabinetry offers abundant storage throughout.

Stainless-steel farmhouse sink positioned beneath window

High end reverse osmosis drinking water system installed at the kitchen sink.

Sub Zero Refrigerator

Kitchen Aid 5 burner gas range

Kitchen Aid Dishwasher

Kitchen Aid Double oven and warming drawer

Recessed, LED lighting

Under cabinet lighting

Updated dining chandelier

Open-concept design allows effortless interaction with the kitchen, breakfast room and family room.

Breakfast area is unusually large compared to most homes in the area. Can fit a table for four or easily a much bigger dining table, meaning you can use the formal dining room as another living space.

Breakfast room offers additional built-in cabinetry for storage and bench seating

Three windows in breakfast area make this an especially bright and sunny corner of the home.

True butler's pantry design with dual walk-in pantry storage areas.

Separate formal dining room provides an elegant setting for holidays, celebrations, and entertainment.

Dining is accessed through double doors, creating distinction and privacy from the main living areas.

Generous room proportions accommodate larger dining furnishings and gatherings.

Hardwood flooring.

LIVING AND ENTERTAINING

Elegant formal living room is located at the front of the home. Could also be a piano room or play space

Abundant windows on multiple sides of the home fill the living spaces with gorgeous natural light

Eastern orientation means gorgeous morning light in the front of the home

Western orientation means a sunny kitchen and breakfast area for end of day homework and family dinners.

Generous room dimensions allow for multiple furniture arrangements and use.

Spacious family room designed for both everyday living and entertaining.

Custom-built-in cabinetry and shelving flanks the fireplace, creating a striking focal point while providing abundant storage and display space.

Gas fireplace with wood mantel and updated quartz surround adds architectural character and a strong focal point.

Seamless access to the privately covered patio and outdoor living areas.

Open-concept layout connects directly to the kitchen and breakfast room, creating ideal flow for gatherings and family life.

Updated ceiling fan and recessed, LED lighting

Hardwood flooring

PRIMARY SUITE

Spacious primary bedroom featuring multiple windows that fill the room with natural light.

Large room dimensions easily accommodate substantial furnishings while maintaining comfortable open space

The ample space can accommodate a dedicated sitting area or even a study space.

Stunning midnight blue accent wall

Updated fan

Recessed, LED lighting

Updated and spa like primary bathroom.

Large, standalone soaking tub

Separate walk-in shower finished with natural stone tile and bench seat.

Natural stone countertops.

Oversized framed mirror.

Updated vanity lighting

Oversized vanity configuration provides ample storage and preparation space.

Direct access to multiple oversized walk-in closets offering extensive hanging and storage capacity.

Hardwood flooring in primary bedroom and closets

ADDITIONAL BEDROOMS AND BATHS

All second-floor bedrooms feature abundant windows for great natural light, walk-in closets, and fully updated ensuite baths.

Hardwood flooring extends throughout the secondary bedroom spaces.

Recessed, LED lighting

Updated ceiling fans

Flexible room configurations accommodate guest rooms, home offices, study areas, or hobby spaces.

Secondary bathrooms feature durable stone countertops, updated cabinetry, framed mirrors.

One bathroom offers a walk-in shower, and the other two baths have garden tubs.

Jack-and-Jill style bathroom on the third floor

GARAGE

Detached two-car garage provides secure parking and convenient day-to-day access

Covered breezeway access to the home

Additional storage space offers flexibility for seasonal items, tools, recreational equipment, or household organizational needs.

Driveway offers additional off-street parking for residents and guests. Or use as extra hardscaping play space for bikes and basketball.

Wrought iron, automated driveway gate adds privacy and security.

550sf garage apartment with central HVAC, hardwood floors and fully updated bathroom.

Installed 220V 50-amp outlet in garage for charging electric vehicle.

AGES

2026 roof with warranty

2026 Interior paint 2026 (partial)

2026- 3rd floor HVAC

2020. 1st floor American Standard

2010. 2nd floor Trane

2009. Garage apartment. Trane

2009. 1st floor furnace Trane

2007. 2nd floor furnace. Trane

2026. 3rd floor furnace.

2010. Garage apartment furnace. Trane

HVAC systems have been serviced, and new filters have been installed

2026 water heaters in main house

APPLIANCES

Sub Zero Refrigerator

Kitchen Aid 5 burner gas range

Kitchen Aid Dishwasher

Kitchen Aid Double oven and warming drawer

SCHOOLS

Zoned to West University Elementary (walkable)

(Buyer to independently verify zoning and enrollment eligibility)

Within 5 miles:

Southampton Montessori

AOS. Presbyterian.

St Johns

St Marks (walkable)

St Vincent De Paul

Episcopal High School

St Agnes High School

LOCATION

Southside Place - One of Houston's most desirable neighborhoods

Many children walk to West University Elementary from this location

Firetruck Park is a block away

Southside Place Recreation Center, pool and tennis courts are a block away

Walkable (under 1 mile) distance to local favorites, Little Matt's, Maximo

(Michelin rated), Tiny's, and Mercato Coffee

Minutes to Whole Foods and HEB

Surrounded by world class cultural landmarks such as Rice University, Hermann

Park and the Museum District.

Minutes to Texas Medical Center.

Under 20 mins to Downtown (normal traffic)

NON-REALTY

Washer and Dryer conveying as is.

EXCLUSIONS

None

FLOOD INSURANCE PREMIUM

\$2411 per annum

UTILITIES

12 month averages.

Average Electricity (without electric vehicle) - \$384.83

Average Electricity (with electric vehicle) - \$540.27

Average Gas - \$104.80

Information provided per seller.

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