



Greater Heights

1838 Arlington Street

3 BD 2.1 BA 2,836 SF 484 Garage Apt. 6,600 SF LOT



Gorgeous curb appeal with two wrap around porches & quality craftsmanship throughout. Hardwood floors, extensive millwork, transom windows, plantation shutters, gas lanterns, surround sound & custom refrigerated wine storage. Formal living with built-ins, formal dining with updated lighting, spacious family room with gas fireplace, chef's kitchen with island & dedicated breakfast area, plus a 2nd-floor game room. Primary suite offers private balcony access with porch swing & spa-inspired bath. Oversized backyard is fully fenced & beautifully landscaped, offering plenty of room for play, entertaining, or future pool. Wrought iron automatic driveway gate leads to detached 2-car garage with epoxy floors & fully appointed apartment with full kitchen, full bath, dedicated washer & dryer, & exterior lift—ideal for guests, home office, or income-producing potential. Zoned & walkable to exemplary Field Elem. Steps from dining & shopping on 19th st, Heights Blvd Trail, multiple parks, & easy access to major freeways.



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COMPASS

Features & Amenities



House Overview

Bedrooms	3
Baths	2 Full + 1 Half Bath
Square Feet	2,836 per HCAD
Garage Apt	484 per HCAD
Lot Size	6,600 per HCAD
Year Built	2005 per HCAD
Garage	2 Car Detached
Neighborhood	Heights

OVERALL

- Ideal non-contributing home in east historic heights
- 4 covered porches including 2 front facing wrap around
- Gas lanterns
- Plantation shutters throughout majority of the home
- Income producing garage apartment with lift (note: sellers have not used lift and believe it needs repair)
- Pool sized backyard
- Wrought iron front gate to wide brick steps
- Real hardwood floors throughout, no carpet!
- All can lights in home are dimmable
- New surround sound system in living room, primary, dining room, and back deck (note: nursery bedroom is wired but not hooked up to current system)
- New main control board & thermostat (2024)
- Transfer switch added for generator connection
- Updated vivint security system
- Roof: 2005
- Ac: downstairs 2005, upstairs: per previous seller: replaced second floor A/C & furnace
- Zoned and walkable to exemplary Field Elementary, buyer to verify
- Walk to tons of dining options including Goode Co Cantina, Jūn, Bluestone Lane Coffee, CasaEma, Collinas, Chilosos Tacos, to name a few
- Walking distance (just a few blocks away!) from popular dining & shopping at historic 19th street: Jenni's Ice Cream, Hopdoddy, Common Bond, Boomtown Coffee, Squable, Agnes & Sherman, Baso to name just a few!
- Close proximity to lots of dining and 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
- 2 blocks from Halbert Park & Marmion Park 4 blocks to Field Elem Spark Park

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- 3 blocks to Heights Blvd jogging trail
- Close proximity to Hike & Bike Trails, Donovan Park & Milroy Park
- 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

- Gorgeous curb appeal
- 2 covered wrap around front porches
- Wrought iron gated front gate opens to wide brick steps with iron handrails
- Glass paneled front door
- Large front windows with plantation shutters
- Brick column accents
- Driveway gate- new system
- Porch swing on 2nd floor

BACK EXTERIOR

- Covered porch with ceiling fan
- Detached garage with apartment above
- Green backyard space with room for pets, play, or entertaining
- Ample room for future pool
- Flagstone patio area with space for outdoor dining and seating
- Lantern style lighting
- Brick steps with iron railing leading to patio
- Garage is insulated with split AC
- Epoxy garage floors
- Added LED interior garage lights

ENTRY

- Welcoming front entry with direct sightline through the main level
- Hardwood flooring continues throughout the first floor
- Curved staircase with wood treads and wrought iron railing with stained glass and striking chandelier
- Crown molding and tall baseboards
- Open layout
- Wide cased openings

FORMAL DINING ROOM

- Located just off of the kitchen and open to formal living space
- Spacious layout with room for a large dining table
- Wainscoting detail along the walls
- New light fixture
- New sconces (not hardwired)
- Ceiling speakers
- Crown molding and baseboards
- Hardwood flooring
- Large windows with plantation shutters
- Wide openings connect to the formal living/ office area

STUDY/ FORMAL LIVING ROOM

- Located directly off the front entry
- Flexible space- can function as a formal living room, sitting room, or home office
- Could easily wall off with pocket doors as well
- Large front facing windows with plantation shutters
- Transom windows
- Built in and adjustable shelving and cabinetry provide additional space and storage

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Features & Amenities

- Dedicated desk nook tucked beside the built-ins
- Hardwood flooring
- Recessed lighting
- Ceiling fan
- Crown molding and baseboards
- Great front of the home placement for an office or quiet sitting area

KITCHEN

- Granite countertops and backsplash
- New pendants in kitchen (over island and breakfast bar)
- KitchenAid stainless steel appliances
 - Warming drawer
 - Gas cooktop on island with downdraft
 - Wall oven
 - NEW Microwave
 - Built in french door refrigerator and freezer
- Undermount sink positioned beneath window
- Generous counter space
- Abundant cabinet and drawer storage throughout
- Breakfast bar seating
- Open to living room and breakfast room
- Hardwood flooring
- Recessed lighting
- Cabinets extend to the ceiling
- Pantry
- Air conditioned wine closet
- Open shelving for display and storage
- New motor in fridge/ freezer (2024)

BREAKFAST AREA

- Located just off of the kitchen and open to family room

- Spacious layout with room for a big table
- Large windows with plantation shutters
- Transom windows adding more natural light
- Soaring ceilings
- Hardwood flooring
- Crown molding
- Recessed lighting
- Windows overlook the backyard
- Open sight lines to the family room

FAMILY ROOM

- Open concept layout connects seamlessly to the kitchen and breakfast area
- Overlooks backyard
- Gas fireplace with elegant stone surround and mantel (sellers updated this to gas)
- Newly painted interior of fireplace
- Large windows with plantation shutters
- Transom windows
- Ceiling fan for added comfort
- Recessed lighting
- Built in ceiling speakers
- Room for multiple seating arrangements

POWDER ROOM

- New 3 light vanity fixture
- Conveniently located off of the main living areas
- Pedestal sink
- Brushed nickel faucet
- Arched bronze framed mirror
- Rich green wall color
- Hardwood flooring
- Crown molding with tall baseboards

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PRIMARY SUITE

- Tray ceiling with recessed lighting
- Built in ceiling speakers
- Ceiling fan for added comfort
- Hardwood flooring throughout
- Crown molding and baseboards
- Large windows with plantation shutters
- Abundant natural light fills the room
- Oversized walk-in closet with extensive hanging space, built-in shelving/storage, built in window seat with integrated shoe storage below and windows with plantation shutters
- Hardwood flooring continues into the walk-in closet
- French doors provide direct access to a private balcony
- Private balcony with added bed swing, beadboard ceiling and ceiling fan

PRIMARY BATHROOM

- Dual sink vanity
- Expansive granite countertop with abundant storage
- Large framed vanity mirror
- Recessed lighting
- Corner jetted soaking tub with tile surround and a large window
- Frameless glass walk in shower with 2 shower heads and a bench
- Neutral travertine tile flooring throughout
- Crown molding adds a refined finish
- Separate water closet
- New light fixture above bathtub
- Linen closet

GAME ROOM/ UPSTAIRS LIVING ROOM

- 3 large upper windows
- Room for large couch
- Could function as a game room, playroom, second living room, etc
- Recessed lighting
- Located near all of the bedrooms
- Storage closet
- Note: no ceiling speakers

SECONDARY BEDROOM #1

- Hardwood floors
- Recessed lighting
- Door leads to private balcony
- Crown molding and baseboards
- Ceiling fan

SECONDARY BEDROOM #2

- Hardwood floors
- French doors lead to the balcony
- Wired for speakers (not connected to sound system)
- Recessed lighting
- Tons of windows providing abundant natural light
- Crown molding and baseboards
- Ceiling fan

GUEST BATHROOM

- Full bathroom conveniently located near the secondary bedrooms
- Granite countertops
- Undermount sink with brushed nickel faucet
- White vanity with cabinet and drawer storage
- Tub/ shower combination
- Travertine tile surround
- Neutral tile flooring
- Crown molding
- Recessed lighting
- Linen closet

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UTILITY ROOM

- Located on the first floor
- Fully renovated in 2025 with new sink, new quartz countertop, new cabinets, and paint
- Door leading to side yard/driveway for easy unloading/loading groceries
- Abundant upper cabinet storage
- Floating wood shelves
- Tile floors
- Window for natural light

GARAGE APARTMENT

- Private garage apartment with separate exterior entrance
- Exterior Lift - note: sellers have never used and might need repair
- Will sell kitchen fully stocked (utensils, pots/pans, etc)
- Open concept layout
- Recessed lighting throughout
- Hardwood floors throughout
- Crown molding
- Storage closet
- Washer/dryer connections
- Full attic above

APT KITCHEN

- Full kitchen with center island and breakfast bar searing
- Quartz countertops
- White cabinetry with abundant storage
- Stainless steel appliances:
- Dishwasher
- Oven
- Undermount sink positioned beneath a window
- Note: fridge is excluded

APT LIVING ROOM/BEDROOM

- Large windows providing abundant natural light
- Blinds and drapes
- Built in desk/workstation with shelving
- Ceiling fan
- Mini-split hvac system for independent climate control (needs repair so sellers installed window unit)

APT BATHROOM

- Quartz countertops
- White vanity with cabinet and drawer storage
- Undermount sink with brushed nickel faucet
- White framed vanity mirror
- Walk in shower with subway tile surround
- Tile wood-look flooring
- Wainscoting detail
- Crown molding
- Tall storage cabinet above vanity for additional storage

EXCLUSIONS

- Porch swing
- Fridge in garage apartment

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