

# 516 Columbia Street

COMPASS

## Features & Amenities



### House Overview

|                     |                                              |
|---------------------|----------------------------------------------|
| <b>Bedrooms</b>     | 4 bedrooms                                   |
| <b>Baths</b>        | 3 full baths, 1 half bath                    |
| <b>Square Feet</b>  | 3,392, per HCAD                              |
| <b>Lot Size</b>     | 6,600, per HCAD                              |
| <b>Year Built</b>   | 1920, per HCAD<br>2016-2017 "Taken to Studs" |
| <b>Garage</b>       | 2 Car Attached                               |
| <b>Neighborhood</b> | Heights/ Greater Heights                     |

### OVERALL

- Charming 1920's bungalow, extensively updated, "taken to the studs" in 2016-2017
- Roof, approx. 2016-2017 (9-10 years old)
- Updated electrical
- Newer breaker box
- 2 HVAC's; Ruud, 2016 & Lennox, 2019
- Original windows in front (per the historic district rules), new windows in the addition
- Updated PVC sewer pipes
- Updated interior plumbing lines
- Recent foundation inspection, 2024 & foundation repair, 2025 by Pfister
- Security system installed, 2025
- Original windows in front exterior (per the historic district rules); new windows in the addition
- Custom window treatments throughout
- Water softener
- Security system installed, 2025
- Hardwood floors throughout
- Crown molding throughout
- Repainted interior & exterior, 2022
- Added structured wiring w/ ports in primary bedroom & one secondary bedroom up
- Situated on a large 6,600 lot in an extremely walkable area of desirable Heights
- Zoned to sought-after Havard Elementary
- Walking distance (just a few blocks away!) from popular dining & shopping at the Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.), walk to Eight Row Flint, Better Luck Tomorrow, Onion Creek, Postino, Local Foods, Coltivare, Tiny's Milk & Cookies and so many more popular dining spots along White Oak!
- A couple blocks over (few minute walk!) from M-K-T, a mixed use development that has approx. 20+ retail & dining options
- A short walk to Donovan Park,

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Heights Blvd jogging trail, and Hike & Bike Trails

- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria, Energy Corridor, & Medical Center
- Close proximity to Kroger, H-E-Bs on Shepherd and on Washington, Whole Foods on Waugh

### FRONT EXTERIOR

- Charming curb appeal
- Covered front porch would be board ceiling, ceiling, fans, brick floor, and brick walkway
- Fully fenced-in front grass space; ideal for pets & kids to play
- Added metal front fence
- Planted zoysia grass in the front yard and between side walk & street
- Sprinkler system in front yard & between sidewalk & street
- Installed french drains & gutters

### SIDE EXTERIOR

- Private, low-maintenance side yard designed for entertaining
- 8' privacy fence w/ brick columns
- Replaced side fence, 2024
- French drains & gutters
- Paver patio offers plenty of room for outdoor furnishings for outdoor entertainment and dining
- Artificial turfed yard
- New side exterior door, 2025
- Mosquito misting system
- Attached 2-car garage w/ EV charger
- String lighting state

- Plenty of room for playground set, soccer goals, you name it!
- Outdoor pizza oven stays

### ENTRY

- Antique wood front door
- Additional double wooden/ glass entry doors w/ decorative transom window above
- Extensive millwork & wainscoting
- Statement light fixture

### LIVING ROOM / FAMILY ROOM

- Oversized space allows for multiple furniture arrangements and various rooms/uses: could make an ideal living/dining area, family and living room, or a combination of any - you name it!
- Open floor plan with oversized room
- Custom-built bookcase & window seat w/ integrated shelving, cabinets, & drawers, 2024
- Hardwood flooring
- High ceiling
- Dual ceiling -mounted oscillating fans & recessed lighting
- Abundant natural light from large windows
- Double front doors create a welcoming entry into the main living space
- Custom window treatments

### OFFICE

- French doors w/ transom windows
- Coffered ceiling w/ recessed lighting
- Hardwood flooring
- Ceiling fan

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- Large windows, with custom window treatments, provide abundant natural light
- Ideal home office or flex space (could make a great playroom!)

### DINING ROOM

- Elegant formal dining room designed for entertaining
- Conveniently positioned between the kitchen & formal living areas
- Butler's pass-through/ bar provides seamless access to the kitchen
- Two large windows, with custom window treatments, fill the space w/ natural light
- Soaring ceilings w/ crown molding
- Hardwood flooring throughout
- Statement chandelier
- Spacious layout accommodates a large dining table & accent furniture

### KITCHEN

- Oversized copper farmhouse sink
- Four stage water filtration system under the kitchen sink
- Repainted, 2020
- Italian Bertazzoni 30" gas range
- Decorative vent hood w/ wood detailing
- Pot filler above the range
- New garbage disposal, 2025
- New dishwasher drawer, 2025
- Built-in microwave
- Additional dishwasher drawer
- Pull out trashcan drawer
- Kitchen refrigerator, included
- Custom two-tone cabinetry
- Soft-close cabinets & drawers
- Glass-front upper display cabinets

- Ceiling-height cabinetry provides exceptional storage
- Subway tile backsplash
- Floating wood display shelves
- Decorative pendant light above the sink
- Accent wood ceiling beams
- Under cabinet lighting

### BUTLER'S PANTRY/ WET BAR

- Situated between the kitchen & formal dining area
- Gorgeous stone countertop w/ dramatic natural veining
- Min beverage refrigerator
- Prep sink w/ dedicated bar workspace
- Built-in wine storage, hanging stemware rack & display shelving
- White custom cabinetry w/ abundant storage
- Exposed brick backsplash adds character & texture
- Ideal serving station for hosting gatherings or everyday convenience
- Glass-front display cabinets

### BREAKFAST AREA

- Cozy breakfast alcove located off the kitchen through arched entry
- Charming breakfast nook w/ custom built-in banquette seating with custom cushion & storage beneath
- Two large windows overlooking side yard
- Decorative light fixture
- Ideal space for casual dining, morning coffee, or homework

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### MUD AREA

- Custom built-in mudroom space w/ bench seating w/storage below; located between side yard & kitchen
- New side door, 2025
- Open upper shelving ideal for baskets & organization
- Individual coat hooks for backpacks, jackets, & everyday essentials
- Spacious under-stair storage closet
- Hardwood flooring
- Wood staircase w/ painted wood balusters, decorative lantern pendant, & recessed lighting above
- High ceilings

### PRIMARY SUITE

- Located on the first floor, privately tucked at the rear of the home
- Private covered porch w/ direct access through French doors
- Spacious bedroom w/ room for a sitting area
- Hardwood flooring
- 4 windows provide abundant natural light w/ custom window treatments & blackout shades
- High ceiling creates an open, airy feel
- Elegant chandelier adds a designer touch
- Peaceful views of the private backyard
- Recessed can lighting
- PRIMARY PRIVATE PATIO
  - Covered porch w/ beadboard ceiling & ceiling fan
  - Elevated covered porch w/ stair access to the

landscaped concrete & gravel courtyard

- Private outdoor retreat w/ fence access to the backyard

### PRIMARY BATHROOM

- Custom-built vanity w/ dual vessel sinks, accent tile wall & decorative sconces, dual vanity mirrors and storage
- Walk-in shower
- Separate jetted tub w/ tile surround
- Private water closet
- Spacious walk-in closet w/ built-in shelving, drawers, & abundant hanging space
- Recessed lighting throughout

### SECONDARY BEDROOM #1

- Located upstairs
- Hardwood flooring
- Two large windows w/ window blinds
- Ceiling fan w/ light fixture
- High ceilings w/ crown molding
- Closet
- Convenient access to the shared secondary bathroom

### SECONDARY BEDROOM #2

- Located upstairs
- Hardwood flooring
- Three large windows w/ blinds
- Ceiling fan w/ light fixture
- High ceilings w/ crown molding
- Closet w/ wide retractable doors, custom built-in shelving, drawers, & hanging storage

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- Transom window above the closet door
- Built-in book/display shelves
- Convenient access to the shared secondary bathroom

### SECONDARY BATHROOM

- Located at the top of the stairs
- Conveniently shared between Secondary Bedrooms 1 & 2
- Single vanity w/ storage below
- Tub/shower combination with white subway tile wall
- Tile flooring
- Additional linen closet w/ shelving located in hallway
- Ideal layout for family members or guests

### SECONDARY BEDROOM #3

- Hardwood flooring
- 3 windows w/ shades
- Decorative light fixture
- High ceilings w/ crown molding
- Transom window above the closet door
- En suite bath

### SECONDARY #3 ENSUITE BATHROOM

- Single vanity w/ stone countertop & storage below
- Tub/shower combination w/ decorative patterned tile surround, soap niche
- Tile flooring
- Closet w/ custom built-in shelving, drawers, & hanging storage
- Separate water closet

### POWDER ROOM

- Conveniently located central to first floor living spaces
- Wallpaper, 2025
- New floor, 2024
- New vanity, 2024
- Decorative pendant light
- Framed mirror
- Wall mounted faucet
- Window w/ custom shade
- Linen closet

### UTILITY ROOM

- Conveniently located on the second floor near the secondary bedrooms
- Built-in shelving provides additional storage & organization
- Charming glass-paneled French doors
- Dedicated laundry space tucked away from the main living areas

### INCLUSIONS

- String patio lights
- Outdoor pizza oven
- Kitchen refrigerator

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