



1341 Heights Boulevard, Houston, TX 77008

List of Features / Upgrades

- ✓ Eye-catching, gorgeous historic “Manhattan-style” Brownstone home facing Heights Boulevard lush walk trail, bike trail and open air art gallery.
- ✓ Single family home built in 2008 with over 5,200SF of living space, 5 bedrooms, 4.5 baths and a garage apartment.
- ✓ Turnkey, ready to move-in.
- ✓ Prestigious Heights and surrounding areas builder, Harry James [Harry James Building & Design \(harryjamesbuilder.com\)](http://harryjamesbuilder.com) . These homes are characterized by great amount of interior details, including hardwoods, walls, crown moldings, curved structures, Tre-ceiling, iron stairwells, stained glass features, etc. Just as you enter this property you will see many of these details.
- ✓ Phenomenal location, in the heart of the prestigious Heights neighborhood, walking distance to 6th, 7th, 19th street and close by restaurants, street markets, and shops and few minutes’ drive to a multitude of fabulous new eateries, entertainment and shopping (see “Things to do nearby” attached list). Last, few minutes from the major freeways to downtown, energy corridor, Galleria, Montrose, etc.
- ✓ Unique and versatile multi-functional floor plan: three isolated living areas with three kitchens and utility rooms:
 - First floor has approximately 1,340SF which could be utilized as a separate apartment for lease to supplement income, run your business, vacation rental, in-laws quarters, game room, office area, etc.; it can be accessed privately from the main entrance, from the garage, or even by adding a door from the front courtyard. It includes a full kitchen, bathroom and utility room; all appliances stay.
 - Garage apartment (484SF) could also be leased for incremental income; includes kitchen and washer & Dryer connections; kitchen appliances and existing furnishings stay (ready to lease)
 - Second and third floors are the owner’s areas (over 3,500SF).

✓ No HOA, No MUD.

✓ **Property interior:**

- East-West orientation so loads of light.
- All property windows replaced in 2020 with top-of-the-line double pane units; includes transferable warranty.
- Planation shutters in all windows.
- Reclaimed hardwood flooring on the second and third floors. Pergo flooring in the first floor.
- Extensive quality crown moldings, Tre-ceiling in the primary bedroom, high ceilings throughout.
- Neutral paint colors throughout.
- Elevator shaft.
- Completely remodeled primary bathroom with separate free standing tub, shower, new ceramic tile flooring and separate vanities and cabinets.
- Loads of storage throughout. First floor includes a large storage area, approximately 400 SF, underneath the living room.
- All appliances stay, including kitchen:
 - First floor unit – washer and dryer hookups in utility room.
 - Second floor – New Samsung dishwasher--replaced in 2026. Jenn-Air refrigerator and gas range.
 - Third floor – Samsung washer and dryer--replaced 2026.
 - Garage apartment – All appliances stay.
- Alarm system on main property (prewired on the garage apartment).
- Pre-wired sound.
- Fireplace in the main living room (gas).
- HVAC – four systems:
 - Two units replaced in June 2020.
 - One unit replaced late 2018.
 - New Garage unit replaced in 2024, original; tinted windows in the garage apartment for energy conservation.
 - New thermostats throughout.

✓ **Property exterior:**

- Beautiful front courtyard facing heights boulevard. Iron fencing throughout the property front perimeter.
- Second floor elevated deck ideal for your grilling and entertaining.
- Back yard, great for family and pets.
- Two car detached garage with alley access from the rear of the property.
- Never flooded.

