

3101 Beauchamp St

COMPASS

Woodland Heights



House Overview

Bedrooms	3
Baths	2.5
House SF	2,317 SF Seller
Lot Size	5,000 SF HCAD
Year Built	1930 HCAD
Garage	2 Car Oversized

Updates

- New roof (2025)
- Exterior paint (2025)
- New HVAC (2023)
- Interior paint(2023)
- Updated electrical (2022)
- New gas lines (2022)
- Custom primary bedroom built-ins (2022)
- Renovated Primary bath (2023)
- Utility/Mud Room addition (2024)
- Hardscape and Turf (2024)

Interior

- Hardwood floors
- Custom window and door trim
- Custom blinds throughout

Exterior

- Exceptional corner lot
- Traditional Heights porch
 - Porch swing
 - Painted ceiling
 - Painted floors
- Concrete walkway
- Custom landscaping
- 8' higher than average fence
- Flagstone patio
- Turf yard with custom brick border
- Drainage
- Live Oak trees
- Side garage with double driveway
- Gutters throughout
- Sprinklers

Formal Living Room

- Tiled original fireplace
- Wood burning
- Crown molding
- Recessed lighting
- Stained window and door trim
- Built-in bench
- Built-in display cabinets
- Hardwood floors with custom border inlay

Sunroom/Study

- Crown molding
- Recessed lighting
- Designer chandelier
- Double door entrance
- Color drenched room
- Abundant natural light

Dining Room

- Crown molding
- Designer lighting
- Custom built-in historic china cabinet
- Windows flanking built-ins
- Stained window and door trim
- Center of the home

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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Kitchen

- Recessed lighting
- Crown molding
- Labradorite countertops
- Kitchen sink + prep sink
- Soft close cabinets and drawers
- Glass display cabinets
- Open shelving
- Kitchen ledge
- Tiled backsplash
- LG 5 burner gas range
- LG dishwasher
- Wine fridge
- LG refrigerator
- Thermador warming drawer
- Stainless steel hood vent
- Built-in sheet pan organizer

Breakfast Nook

- Sconce lighting
- Ceiling fan with light
- Wall of windows
- Access to backyard
- Wood floors with custom border inlay
- Hanging stained glass window panels

Half Bath

- Custom mirror
- Wall-mounted corner sink
- Built-in magazine rack
- Stained pocket door

Mudroom/Utility Room

- Recessed lighting
- Built-in bench seating
- Shoe shelves
- Hooks
- Built-in closets with hanging rods
- Built-in shelves
- Built-in washer and dryer station with folding countertop
- Drying rack
- Kitty corner
- White penny tile with custom black border
- Ironing board

Primary Bedroom

- Vaulted ceiling
- Floating beams with track lighting
- Double ceiling fans
- Semi-circle stained glass window
- Double doors leading to balcony
- Wall of custom built-in cabinets
 - Push to open
 - Built-in media space

Primary Bath

- Double sinks
- Quartz countertops
- Custom mirrors
- Vanity lighting
- Chandelier over tub
- Shower with built-in niches, bench, rainfall shower head, and shower wand
- Subway tile
- Clawfoot tub
- Chrome fixtures

Primary Bedroom Flex Space

- Spiral staircase access
- Track lighting
- Stained glass window
- Carpeted

Primary Bedroom Wet Bar

- Quartz countertops
- Textured sink
- Floating shelf
- Built-in cabinets and drawers

Bedroom 2/Nursery

- Ceiling fan with light
- Recessed lighting
- Curtain rods
- Closet
- Crown molding

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Bathroom 2

- Vanity lighting
- Pedestal sink
- Custom mirror
- Magnifying mirror
- Ceramic vanity shelf
- Tub/shower combo with shower wand, and niche
- Headknocker
- Tile floors

Garage

- Two car garage
- Two bays
- Overhead cabinet storage
- Space for additional fridge
- Bike racks

Bedroom 3

- Ceiling fan with light
- Recessed lighting
- Sconces
- Double doors leading to study
- Glass double doors leading to backyard
- Closet



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