



COMPASS



Denver Harbor

629 Press Street

3 BD 2.1 BA 1,682 SF



Stylish corner home in gated East River Yards in hip & desirable EADO neighborhood. Offering 1st-floor living & private backyard. Kitchen features breakfast bar, quartz counters, stainless steel appliances, & added built in bar with beverage fridge. Family room with open floor plan. Upstairs flex space perfect for home office or game room. Spacious primary suite with room for a king bed, walk-in closet & en-suite bath with double vanity & separate walk in shower. Also upstairs are 2 guest beds with full guest bath & utility room. Upgrades include window treatments, ceiling fans, exterior cameras & natural gas hookup for portable generator. Convenient keypad-secured package closet. Attached 2-car garage—spacious to accommodate a full-size truck (a rare find). HOA maintains backyard landscaping, community grounds & dog park. Ideally located near Downtown, major freeways, new East River development, Navigation Blvd. East River 9 golf course/pickleball & EaDo's popular restaurants, entertainment & sports venues.



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Features & Amenities



House Overview

Bedrooms	3
Baths	2 Full + 1 Half Bath
Square Feet	1,682 per HCAD
Lot Size	1,977 per HCAD
Year Built	2019 per HCAD
Garage	2 Car Attached
Neighborhood	Denver Harbor

OVERALL

- Gated community
- First floor living
- Corner unit with ample light pouring in
- Package closet/storage with keypad lock
- Screens on window
- Added UV filter in supply duct
- Added alarm panel upstairs (911 services offered if subscribed with alarm company - 3 outside cameras are with same company but do not require subscription)
- 3 exterior cameras - garage, backyard and front porch views
- Light sensor for outdoor lights
- Added natural gas hook up for portable generator
- Added window treatments throughout the home
- Ceiling fans added to living room and every bedroom
- Full size truck fits in garage - hard to find in townhomes these days
- Sentricon termite ground bait stations installed and maintained by Killum Pest Control (Pearland company)
- Sprinklers in backyard and along flower beds - HOA
- HOA Annual fee: \$1195/year cover landscaping (mowing your backyard), access gates, common ground, dog park
- HOA Monthly: \$85/month includes: water (unlimited usage but sometimes have to pay extra for "drainage" fee - like \$2-\$3 bill from the city of Houston), sewer and trash (twice per week).
- Easy access to downtown, I-10, I-59, 288, and I-45
- Surrounded by EaDo's vibrant attractions including the new East River development with 150-acre mixed-use destination featuring restaurants, retail, offices, parks, trails, and entertainment along Buffalo Bayou
- Close to East End's most popular destinations, including The Original Ninfa's on Navigation, El Tiempo, Nancy's Hustle, Tiny Champions,

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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Features & Amenities

OSO Coffee Co., Saint Arnold Brewing Company and East River 9.

- It's also convenient to attractions downtown such as Astros, Rockets, Dynamo, and the theatre.
- Close to East River 9, Houston's 9-hole golf course with pickleball and dining

FRONT EXTERIOR

- Clean exterior with cement board and no stucco!
- Corner unit with ample light and pedestrian door to easily access street
- Ample street parking for guests as well as guest parking inside the community
- Attached oversized 2 car garage (can fit full sized truck)
- Fenced in backyard with pedestrian entrance
- Package delivery storage closet with key entry

BACK EXTERIOR

- Fenced in grass backyard with sprinklers - maintained by HOA
- Fenced in backyard accessible from sliding glass doors for easy access
- Added brick for expanded patio for grilling/dining al fresco

LIVING ROOM

- Open floor plan with kitchen
- Windows on two sides allowing for ample natural light
- Added window blinds
- Upgraded fan/light fixture
- Wood-like tile flooring throughout first floor
- Recessed can lighting
- Pre-wired for sound

KITCHEN

- Large island with breakfast bar seating
- Quartz countertops
- Subway tile backsplash
- Two pendant lights over island
- Large stainless steel basin sink with pull down faucet
- Added under cabinet lighting for kitchen and bar area that are independently controlled via app with smart plugs
- Recessed can lights
- Sliding glass doors to easily access back patio and yard
- Soft close drawers
- Stainless steel appliances:
 - Samsung Gas range with oven
 - Stainless steel vent hood above
 - Samsung stainless steel dishwasher
 - Samsung Built in microwave
- Built in bar area (added 2024)
 - New wine fridge- 2024 with 3 year warranty
 - Quartz countertops
 - Under storage and drawers
 - Glass front upper cabinets for display
 - Wine glass storage slats
 - Under cabinet lighting
 - Pull out trash can
 - Soft close drawers and cabinets

POWDER ROOM

- Quartz countertops
- New decorative mirror
- New paint
- Vanity with cabinet storage

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- Conveniently located on the first floor near the main living areas

GAME ROOM

- Located upstairs with all of the bedrooms
- Flexible space that could make a perfect home office, playroom, game room or work out space
- Recessed can lighting
- Low profiled carpet
- Large window letting in natural light

PRIMARY SUITE

- Located upstairs with guest beds and utility room
- Two walls of windows
- Windows with blinds
- Ceiling fan/light fixture
- Recessed can lighting
- Low profile carpet

PRIMARY BATHROOM

- Large vanity with dual sinks
- Quartz countertops
- Transom window for natural light above the mirror
- Ample storage
- Walk in shower
- Separate room for water closet
- Walk in closet

SECONDARY BEDROOM #1

- Located upstairs
- Added ceiling fan/light fixture
- Recessed can lighting
- Windows with blinds
- Low profile carpet
- Walk in closet

SECONDARY BEDROOM #2

- Located upstairs

- Added ceiling fan/light fixture
- Recessed can lighting
- Window with blinds
- Wall closet
- Low profile carpet

GUEST BATHROOM

- Tub/shower combination
- Vanity with storage
- Quartz countertops

UTILITY ROOM

- Located upstairs with all of the bedrooms
- Washer/dryer hookups

