

# 512 Arlington Street

COMPASS

## Features & Amenities



## House Overview

|                     |                                          |
|---------------------|------------------------------------------|
| <b>Bedrooms</b>     | 3 bedrooms                               |
| <b>Baths</b>        | 2 full baths, 1 half bath                |
| <b>Square Feet</b>  | 3069, per HCAD                           |
| <b>Lot Size</b>     | 4371, per HCAD                           |
| <b>Year Built</b>   | 1999, per HCAD<br>2008 Remodel, per HCAD |
| <b>Garage</b>       | 2 Car Detached                           |
| <b>Neighborhood</b> | Esquire Heights                          |

## OVERALL

- Located in desirable Heights
- Zoned to sought-after Havard Elementary
- Built in 1999 & remodeled in 2008, per HCAD
- Roof, 2019
- 2 HVAC systems; one replaced 2024 & one replaced August 2026, including condensers & evaporators
- Water heater, November 2024
- Exterior paint, September 2026
- AC condensate lines cleaned, 2026
- Hardwood flooring throughout, except wet areas
- Crown molding, extensive millwork and wainscoting throughout
- Plantation shutters throughout
- Recessed canned lighting throughout
- 10' first floor ceiling heights
- Pier & beam foundation
- 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 MANY more popular dining spots along White Oak!

- A couple blocks from M-K-T, a mixed use development that has approx. 20+ retail & dining options
- A short walk to Donovan Park, 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

- Exterior painted, September 2026

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.



RACHEL CONKLING  
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## Features & Amenities

- Covered front porches on first and second floors
- Repainted front yard iron fence, 2026
- Decorative iron railings on 1st and 2nd floor covered porches, recently repainted
- Trex composite porch decking
- Bricked front steps
- Fenced-in front yard
- Wood front door with decorative beveled glass & transom window
- Gutters
- Charming curb appeal
- New Orleans architecture
- Sprinkler system
- Sellers are unaware if RING doorbell functions

## BACK EXTERIOR

- Covered back porch w/ two outdoor fans w/ light fixtures & storage closet
- Back porch deck replaced, 2024
- French doors from family room to covered porch
- Fully fenced-in backyard
- Wood fence, 2024
- Brick paver walkway connecting home & detached garage
- Greenspace offers room for pets/kids to play
- Detached 2-car garage
- Exterior paint, September 2026
- Gutters (on home/not on garage)
- Garage door main spring & roller bearings replaced, 2025
- Sprinkler system

## ENTRY

- Wood front exterior door w/ decorative beveled glass & transom window
- Hardwood floor
- Extensive crown molding and wainscotting
- Wood staircase with iron balusters and wainscoting
- Glass-paneled sliding doors open to formal living room

## FORMAL LIVING ROOM

- Glass-paneled sliding doors open to entry
- Glass-paneled sliding doors open to formal dining room
- Flexible space, could make an ideal formal study
- Gas-log fireplace with decorative mantel & granite surround
- Built-in cabinetry & display shelves flank either side of fireplace
- Extensive crown molding, millwork & wainscotting
- Recessed lighting
- Ceiling fan w/ light fixture
- Ceiling speakers
- Abundant natural light
- Views overlooking covered front porch
- Open floor plan with formal living; ideal for entertaining
- Hardwood floor

## FORMAL DINING ROOM

- Hardwood flooring
- Extensive crown molding, millwork and wainscotting
- Glass-paneled pocket doors opening to formal living room

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## Features & Amenities

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- Chandelier w/ ornate ceiling medallion
- Recessed lighting
- Bay window with extensive millwork
- Abundant natural light
- Open floor plan with formal living, ideal for entertaining

### KITCHEN

- Hardwood floor
- Expansive center island with granite countertop, breakfast bar seating & built-in storage
- Granite countertops
- Viking stainless steel 6-burner gas cooktop
- Panel front ASKO dishwasher, 2024
- Custom wood vent hood
- Ample cabinetry
- Paneled front built-in Sub-Zero refrigerator w/ freezer drawer below
- Built-in KitchenAid stainless steel mini wine refrigerator
- KitchenAid stainless steel convection oven
- Built-in stainless steel Sharp microwave
- Undercabinet lighting & undercabinet electrical outlets
- Decorative tile backsplash
- Double-sided gas-log fireplace w/ decorative mantel & granite surround
- Oversized one basin stainless steel sink
- Two windows w/ decorative stained-glass panels above sink
- Pull-out trash can drawer
- Crown molding
- Open floor plan with breakfast room & family room

- Walk-in pantry
- Dual pull out spice racks

### BREAKFAST AREA

- Hardwood floor
- Decorative chandelier
- 3 windows w/ decorative stained-glass panels
- Built-in upper cabinetry
- Crown molding
- Open floor plan to kitchen
- Ideal for every day meals

### FAMILY ROOM

- Spacious size
- 11'8" ceiling height
- Hardwood floor
- Double-sided gas-log fireplace shared with kitchen
- Built-in cabinetry & book/display shelves
- Crown molding
- Recessed lighting
- Abundant windows with views overlooking backyard
- Light-filled room
- Glass double doors open to covered back porch
- Ceiling speakers
- Step-up transition to kitchen & breakfast room

### POWDER BATH

- First floor
- Vanity with storage

### PRIMARY SUITE

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- Spacious second-floor primary bedroom
- Hardwood floor
- Architectural columns defining sitting area
- Crown molding
- Recessed lighting
- Ceiling fan
- Plantation shutters
- Large double door access to primary bathroom
- Separate sitting area / library with extensive built-in bookshelves in sitting area
- Access to second-floor front balcony through glass paned door w/ plantation shutters
- Spacious 2nd floor balcony with recently repainted rod iron railing, 2026, and Trex composite decking

### PRIMARY BATHROOM

- Remodeled, 2021
- Separate frameless walk-in shower
- Separate soaking tub
- Vanity with dual sinks and vanity kneespace
- Patterned floor tile
- Separate water closet
- Large walk-in primary closet w/ built-ins

### UPSTAIRS STUDY NOOK

- Built-in desk area at top of stairs landing with stone countertop
- Built-in cabinetry & drawers
- Crown molding
- Recessed lighting
- Window providing natural light
- Double door wall closet in hallway

### SECONDARY BEDROOM #1

- Located upstairs
- Hardwood floor
- Windows with plantation shutters
- Crown molding
- Ceiling fan
- Double door wall closet

### SECONDARY BEDROOM #2

- Located upstairs
- Hardwood floor
- Plantation shutters
- Crown molding
- Ceiling fan
- Double door wall closet

### SECONDARY BATHROOM

- Located upstairs
- Dual-sink vanity with granite countertop and ample storage
- Toilet and tub/shower combo in a separate area

### UTILITY

- Second-floor utility room, conveniently located with all bedrooms
- Sink
- Ample cabinetry
- Granite countertops
- Washer & dryer connections

### INCLUSIONS

- Stained glass panels

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