

733 East 10 1/2 Street



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Amenities List

PROPERTY OVERVIEW

- 4 bedrooms, expansive game room, 4 full baths, and 1 half bath across approximately 3,655 square feet.
- Free-standing home completed in 2023 with contemporary and traditional design elements.
- First-floor living with 3 bedrooms located on the second and 1 bedroom & game room on the third floors.
- Wide-plank engineered wood flooring, tile, and carpet in select bedroom areas.
- Elevator shaft provides an elevator-capable layout.

OUTDOOR LIVING & GARAGE

- Private rear deck & turfing backyard creates a comfortable extension of the first-floor living spaces.
- Private balcony adjoins the primary retreat.
- Automatic driveway gate, double-wide driveway, and attached oversized two-car garage.
- Artificial turf front yard, porch, patio/deck areas, and sprinkler system.

HEIGHTS LOCATION

- Located in the Proper Heights with incredible walkability to neighborhood spots, entertainments, parks, and bike & running trails.
- Just minutes to Downtown & major highways.
- Zoned to Harvard Elementary, Hogg Middle, and Heights High; buyer to verify eligibility and enrollment.

LIVING & DINING

- Open-concept first floor connects the living room, dining area, and kitchen.
- Soaring ceilings and abundant natural light enhance the main gathering spaces.
- Gas-log fireplace features a dramatic floor-to-ceiling tile surround.
- Wide-plank white oak flooring continues throughout the first-floor living areas.
- Generous dining area accommodates everyday meals and larger gatherings.
- Built-in speakers and wired sound support entertaining throughout the home.

DESIGNER KITCHEN

- Rare double-islands with breakfast seating and abundant preparation space.
- White shaker cabinetry, Moroccan-blue tile backsplash, and quartz countertops.
- Contrasting center island includes cookbook shelving, cookware drawers, and concealed waste bins.
- GE Cafe appliances, gas range, convection oven, architectural vent hood, microwave, dishwasher, and disposal.
- Kalamera wine refrigerator, walk-in pantry, soft-close cabinetry, pot-and-pan drawers, and under-cabinet lighting.
- Kitchen opens directly to the family room for effortless flow.
- Kitchen sink overlooking the back deck & yard.

GAME & MEDIA ROOM

- Spacious third-floor game/media room measuring approximately 21 x 16.
- Ceiling speakers and storage support entertainment, work, fitness, or hobby use.
- Conveniently located beside the third-floor bedroom and full bath.

LAUNDRY & MUDROOM

- Second-floor utility room includes hex tile flooring, sink, hanging rod, and built-in niche.
- First-floor mudroom near the garage provides practical drop-zone storage.

ENERGY, TECHNOLOGY & COMFORT

- Energy Star appliances and lighting, high-efficiency zoned HVAC, and digital thermostat.
- Low-E windows, insulated doors, radiant attic barrier, and multiple insulation systems.
- Owned alarm system, alarm prewiring, smoke alarms, ceiling fans, and whole-home sound wiring.

ADDITIONAL DETAILS

- Refrigerator and connected appliances included per the prior MLS listing.
- Gas and electric dryer connections plus washer connections.

PRIMARY BEDROOM

- Second-floor retreat with wide-plank wood flooring, sitting area, private balcony, in-ceiling speakers, and a boutique-style walk-in closet.
- Private placement offers separation from the main living areas.

PRIMARY BATH

- Double-sink vanity with quartz counters and a dedicated seated vanity.
- Deep soaking tub and oversized dual-head shower.
- Dimensional tile, product niches, sleek fixtures, and space for a future beverage refrigerator.

SECONDARY BEDROOMS & BATHS

- Two secondary bedroom suites are located on the second floor.
- Third secondary bedroom and full bath occupy the third floor.
- En-suite baths, very spacious walk-in closets, quartz counters, and a mix of shower-only and tub/shower designs.