

COMPASS

RICE MILITARY-WASHINGTON CORRIDOR

1012 Edwards Street

3 BD 2.5 BA 1888 SF



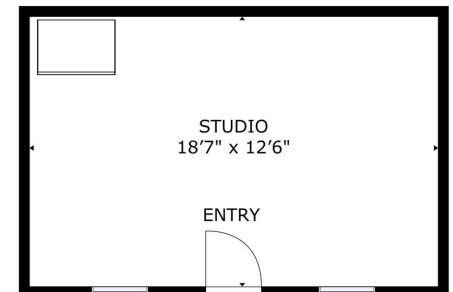
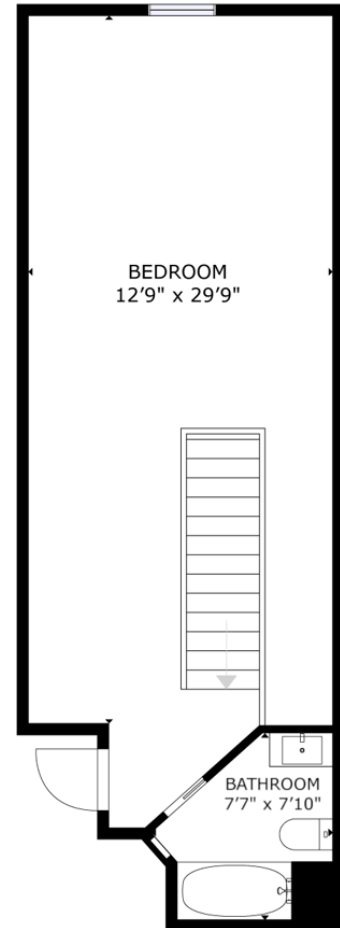
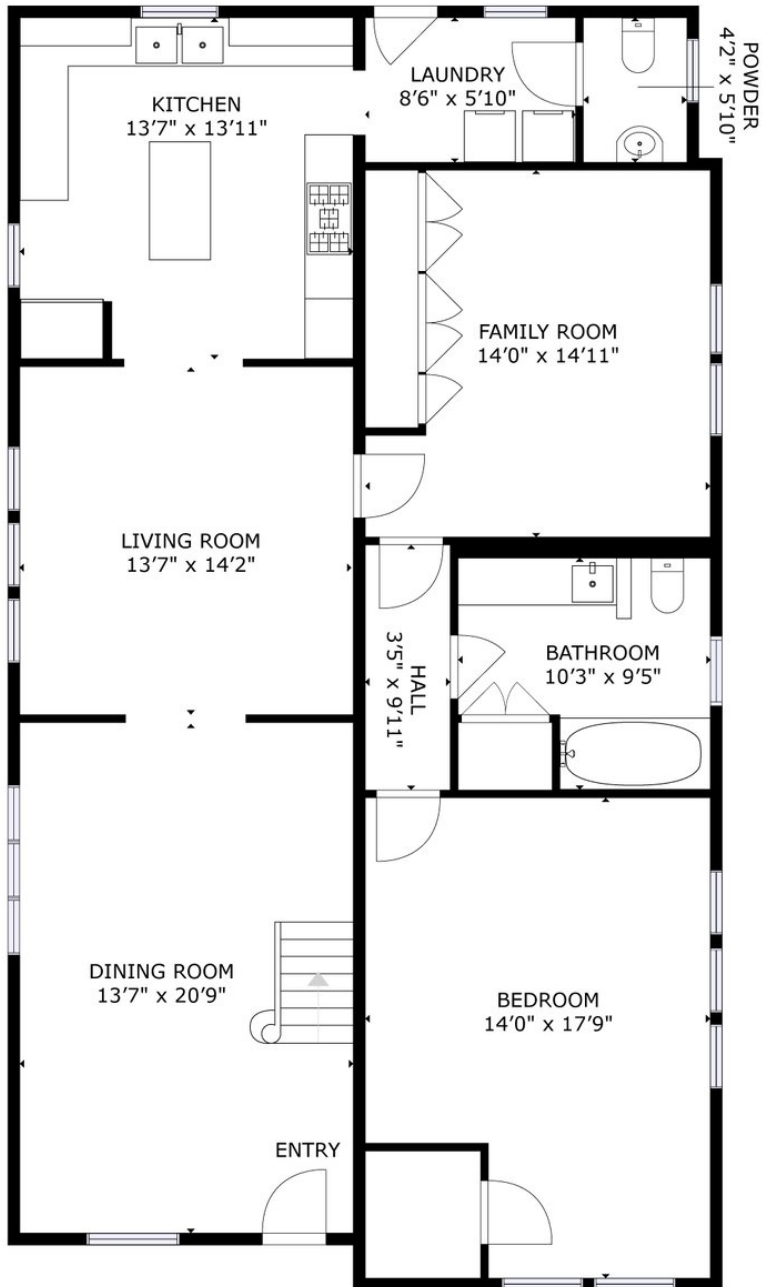
Features

1012 Edwards St.
Houston, Texas 77007

- Beautifully restored 1920 American Craftsman bungalow with original refinished wood floors, classic architectural details, abundant natural light and Downtown Houston skyline views from multiple areas of the home
- Spacious, character-filled living and dining areas with original hardwood flooring, charming archways and a layout that preserves the home's historic personality while offering comfortable everyday living
- Updated kitchen featuring a gas range and oven, farmhouse sink, stainless steel appliances, painted stainless island and soft-close cabinetry
- Three bedrooms across two levels, providing flexibility for bedrooms, guest space or additional work-from-home needs, plus skyline views from both upstairs and downstairs
- Expansive outdoor living with a large re-stained deck shaded by a mature oak tree, wide covered front porch and refreshed landscaping in both the front and backyard
- Detached, climate-controlled office/studio creates a true bonus space separate from the main house for working, creating, hobbies or additional flexible use
- Thoughtful recent improvements include refinished original wood floors, re-stained outdoor deck and a new A/C system installed in 2024
- Prime First Ward/Arts District location with convenient access to Downtown, Washington Avenue, the Heights, Midtown and Houston's Museum and Theater Districts, with many nearby destinations accessible without relying on major highways

Floorplan

1012 Edwards St.
Houston, Texas 77007



*We've asked the sellers a few questions to
get to know their community...*

How would you describe the area, and what it's like living here?

Gorgeous, convenient and full of classic Houston character. Being in the First Ward/Arts District puts you close to so much of the city, with Downtown, the Heights and Washington Avenue nearby. It's also incredibly walkable, which makes it easy to get out and enjoy everything happening around you.

What has been your favorite thing about living in this community?

The convenience has been hard to beat. So much is close by, and if you work Downtown, you can often skip the highways and traffic altogether. There's something really nice about being this connected to the city while still coming home to a charming historic bungalow with a front porch and mature trees.

What are your favorite places to eat, shop, visit in the neighborhood?

We've loved having so many restaurants and things to do throughout Downtown, the Heights and Midtown just minutes away. POST Houston is within walking distance, and Houston's Museum and Theater Districts are also nearby, so there's always somewhere to eat, explore or spend an afternoon or evening.

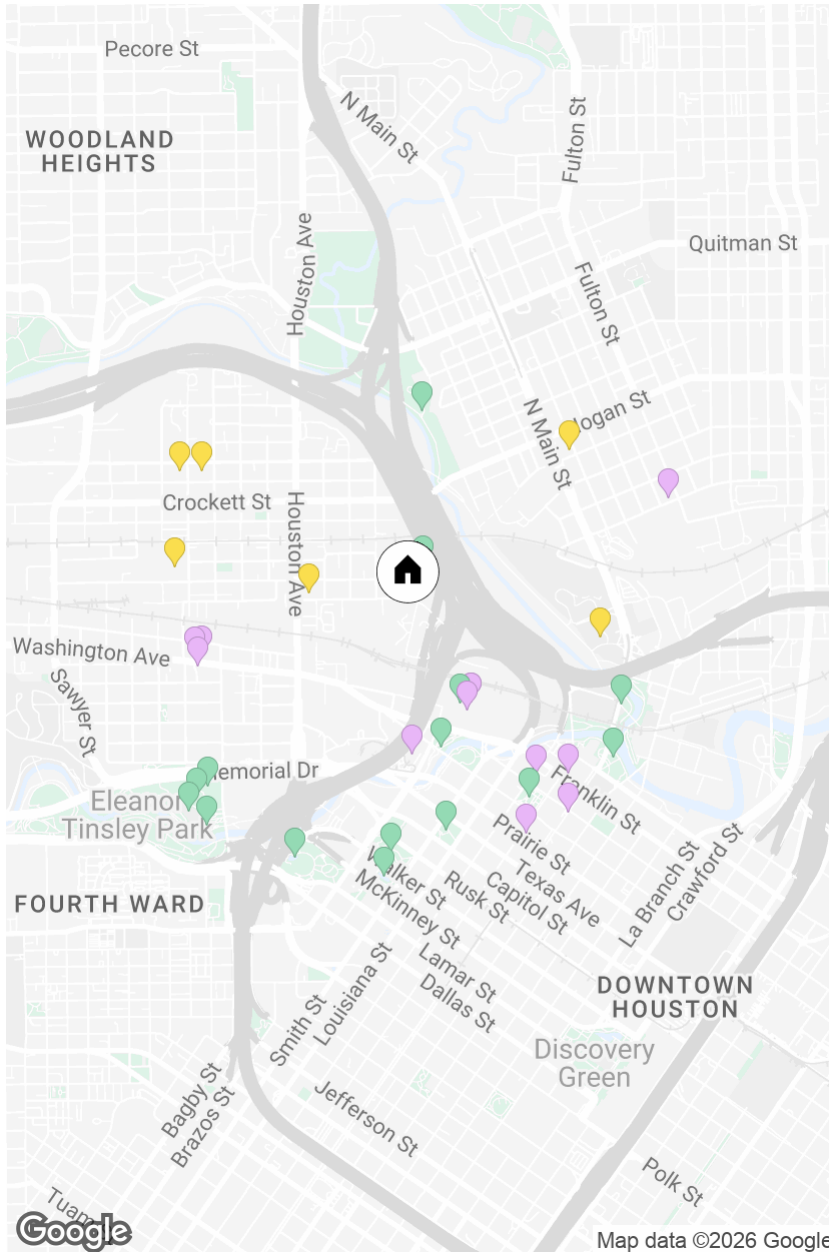
What else can you share with future buyers?

This home really has a character that's hard to recreate. It was built in 1920 and thoughtfully restored while keeping details like the original wood floors that make it special. One of our favorite things is seeing the Downtown skyline from both upstairs and downstairs, and the front porch and beautiful landscaping make coming home feel just as special.

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RESTAURANTS

- POST Market (Food Hall), 0.37mi
- Downtown Aquarium, 0.47mi
- B&B Butchers, 0.57mi
- Puttery, 0.59mi
- Gus's World Famous Fried Chicken, 0.59mi
- La Fisheria, 0.62mi
- La Calle Tacos and Cantina, 0.66mi
- Bad Astronaut Brewing Co., 0.69mi
- Frank's Pizza, 0.74mi
- Fabian's Latin Flavors, 0.74mi
- Elotex, 0.37mi
- Lea Jane's, 0.39mi

PARKS

- American Statesmanship Park, 0.04mi
- Skylawn, 0.36mi
- Hogg Park, 0.42mi
- Sesquicentennial Park, 0.46mi
- White Oak Bayou Greenway, 0.64mi
- Market Square Park, 0.66mi
- Lynn Wyatt Square for

0.67mi

- Allen's Landing Park, 0.71mi
- Tranquillity Park, 0.72mi
- Buffalo Bayou Park, 0.75mi
- Hermann Square, 0.79mi
- Sam Houston Park, 0.79mi
- The Water Works in Buffalo Bayou Park, 0.79mi
- Barbara Fish Daniel Nature Play Area & Picnic Pavilion, 0.83mi
- Lee and Joe Jamail Skatepark, 0.84mi

GYMS

- F45 Training Arts District Houston, 0.26mi
- Main Street Indoor Soccer, 0.52mi
- UHD Wellness and Success Center, 0.52mi
- Core Theory Fitness, 0.59mi
- Momentum Indoor Climbing Silver Street, 0.60mi
- Urban Athletics, 0.64mi