Features & Amenities

1418 MARTIN STREET, HOUSTON, TX 77018

Meticulously maintained by its original owners, this Oak Forest residence reflects a commitment to quality, thoughtful design, and comfortable living. The sellers have invested more than $300,000 in improvements spanning major mechanical systems, custom interior finishes, and beautifully appointed outdoor entertaining spaces.

Victoria Sheffield Design was commissioned to design and curate the home's most recent interior enhancements, bringing a cohesive aesthetic through custom finishes, distinctive lighting, and refined architectural details.

STREET VIEW

Front Exterior

- Stone and brick façade complemented by a large gated front porch and decorative fountain
- Black-framed, double-pane windows add an elevated luxurious design
- Professionally refreshed landscaping
- Whole-home Generac® generator
- French drain system connected to the gutters
- Wireless Ring® doorbell with video capability
- Exterior video surveillance system

FIRST FLOOR

Entry

- Generous entry framed by solid walnut double doors and statement chandelier lighting
- Recently painted walls, ceiling and baseboards
- Professionally polished travertine flooring
- Generous coat/hall storage closet

Study/Home Office

- Double-door entry with a large transom window welcoming natural light
- Coffered ceiling accentuating the study's impressive ceiling height
- Large front-facing windows with motorized shades
- Built-in storage
- Floor outlet for easy use
- Recently painted walls, ceiling, and baseboards
- Hardwood flooring

Formal Dining Room

- Generously proportioned formal dining room with space for a dining arrangement seating up to 12
- Statement chandelier approximately 40 inches in diameter
- Coffered ceiling
- Imported grasscloth wallpaper below the chair rail
- Recently painted walls, ceiling and baseboards
- 9-inch baseboards
- Hardwood flooring

FIRST FLOOR

Powder Room

- Generous built-in vanity with storage
- Granite countertop with a copper-toned vessel sink
- Imported wallpaper in gold and ivory
- Updated designer lighting
- Professionally polished travertine flooring
- 9-inch baseboards

Family Room

- Soaring ceiling with statement chandelier lighting
- Two-story sculptural plaster fireplace wall creates a striking architectural focal point
- Gas-log fireplace with wall-switch operation
- Windows overlooking the backyard and covered patio, with motorized shades
- Built-in storage
- LED lighting
- Recently painted walls, ceiling and baseboards
- Professionally polished travertine flooring
- Floor outlet for easy use

Kitchen & Breakfast Area

- Expansive, approximately 8-foot island featuring a custom-painted finish and light-toned granite countertop
- Island-integrated microwave and wine/beverage refrigerator
- Eight-burner Viking® gas range with double ovens
- Stainless steel KitchenAid® refrigerator with ice maker, dishwasher, microwave and wine/beverage refrigerator
- Deep, farmhouse-style stainless steel sink
- Custom vent hood with a decorative finish
- On-demand hot-water pot filler
- Pull-out spice storage on both sides of the range
- Soft-close cabinet doors and drawers
- Decorative backsplash
- Custom pendant lighting
- Under-cabinet lighting and illuminated upper display cabinets
- Walk-in pantry with deep built-in shelving
- Spacious breakfast area with abundant windows
- Breakfast-area chandelier coordinating with the kitchen and family room lighting
- 9-inch baseboards
- Recently painted walls and cabinetry
- Professionally polished travertine flooring

FIRST FLOOR

Primary Bedroom

- Generously sized first-floor primary suite with backyard views
- Blackout window shades
- Crown molding with integrated LED ceiling accent lighting
- Recently painted walls, ceiling and baseboards
- Hardwood flooring

Primary Bathroom & Closets

- Separate sink and dressing vanities provide generous space for daily routines
- Large jetted soaking tub
- Spacious walk-in shower with dual showerheads and a built-in seat
- Designer chandelier and wall-sconce lighting
- Two walk-in closets with custom built-in storage
- Upper-level seasonal storage with pull-down hanging rods in one closet
- New carpet in both closets

Laundry Room

- Direct access from the main primary closet
- Upper and lower storage cabinets
- Built-in utility sink with granite countertops
- Space for an additional refrigerator
- Recently painted walls, ceiling and baseboards
- Professionally polished travertine flooring

SECOND FLOOR

Bedroom 2

- Imported wallpaper with a marble-inspired pattern
- Plush carpeting
- Recessed LED lighting
- Ceiling fan
- Oversized walk-in closet
- Recently painted walls, ceiling and baseboards
- Dedicated vanity area with a travertine countertop and sink
- Access to the shared Hollywood bathroom
- New carpet in the bedroom and closet

Hollywood Bathroom

- Shared bathing area serving Bedrooms #2 & #3
- Tub/shower combination with dual showerheads
- Separate vanity areas serving each bedroom
- Recently painted walls, ceiling and baseboards
- Tile flooring

Bedroom 3

- Imported wallpaper inspired by Vincent van Gogh's *A Starry Night*
- Plush carpeting
- Recessed LED lighting
- Ceiling fan
- Oversized walk-in closet
- Recently painted walls, ceiling and baseboards
- Dedicated vanity area with a travertine countertop and backsplash
- Updated vanity lighting
- Access to the shared Hollywood bathroom
- New carpet in the bedroom and closet

SECOND FLOOR

Office Nook

- Flexible space for a second office, household planning or homework
- Built-in desk, cabinetry and drawers provide generous storage with soft-close feature
- Hardwood flooring

Seasonal Storage & Technology Systems Closet

- Spacious seasonal storage area with extensive built-ins for added storage
- Plush carpeting
- Dedicated closet for technology, media, and security systems

Bedroom 4 & Ensuite Bathroom

- Private suite with separate bedroom and bathroom doors off the suite entrance
- Hardwood flooring in the entry area
- Spacious bedroom with plush carpeting
- Oversized walk-in closet
- Ceiling fan with integrated lighting
- Recently painted walls, ceiling and baseboards
- Private ensuite bathroom with a tub/shower combination, vanity storage and tile flooring
- New carpet in the bedroom and closet

Additional Storage

- Two storage closets between Bedrooms #2 & #3
- Convenient storage for linens, household essentials and game-room accessories

ENTERTAINING, OUTDOOR LIVING & ADDITIONAL HIGHLIGHTS

Game Room

- Custom-built oak wet bar with integrated beverage storage
- Decorative mirrors and accent lighting on dimmer switches add to ambiance
- Beverage refrigerator
- Separate, built-in ice maker
- Tray ceiling accented with imported wallpaper
- Statement chandelier
- Recently painted walls, ceiling and baseboards
- Floor outlet near the stair railing for easy use
- Hardwood flooring

Media Room

- Double-door entry
- Recently painted deep-blue walls and ceiling create a dedicated cinema setting, complete with surround sound, a projection screen and a projector
- Projector, screen and related media equipment included with the home

Backyard & Outdoor Living

- Expansive covered patio accommodates distinct lounge and dining areas alongside the built-in outdoor kitchen
- Outdoor lighting and two ceiling fans
- Built-in outdoor kitchen with generous counter space and a sink
- Built-in six-burner KitchenAid® stainless steel grill
- Low-maintenance artificial turf
- Professionally refreshed landscaping
- Backyard fountain, with a programmable timer feature, adds a soothing sound to the outdoor space
- Easy-to-operate fire feature adds ambiance
- Additional exterior lighting along roofline
- Mosquito-control system serving the front, back and side yards

Two-Car Garage

- Two individual garage doors
- Epoxy flooring
- Built-in storage cabinets
- Overhead storage rack above one garage bay for added storage

Home Systems & Additional Features

- Updated first- and second-floor HVAC systems
- Updated 12-channel video surveillance system with multiple 4-megapixel cameras to monitor the home's exterior and some common spaces in the interior
- LED lighting upgrades throughout the home
- Interior walls, baseboards and crown molding repainted, with subsequent recent repairtouch-ups
- All appliances convey with the home

**Buyers should independently verify all property details included in this document.*