

212 E 24th Street

Houston, Texas 77008

Home Upgrades & Finishes

- Full Thermador Wi-Fi enabled appliance package: 54" built-in panel-ready refrigerator, 48" range with double oven, built-in microwave, wine cooler, beverage cooler and coffee station
- Curated natural stone selections throughout, including Dolce Vita Dolomitic Quartzite, Cielo Quartzite, Taj Mahal Quartzite, Fusion Quartzite and Ajax Blue Marble
- Custom inset white oak cabinetry extending to the ceiling in the kitchen, primary bath, dry bar and butler's pantry
- Custom steel front door and 16-foot sliding steel door with an 8-foot opening
- Custom plaster vent hood and fireplace surround
- Wide-plank European white oak engineered floors
- Designer tile selections throughout, including Zia Tile, Zellige Tile, Edward Martin Tile and other premium materials
- Custom integrated floating marble sink in the powder bath
- Secondary baths feature floor-to-ceiling tile, quartzite countertops and quartzite detailing on ledges, benches and niches
- Architectural arched doorways
- Custom oversized wrought iron staircase with wood handrail
- Dry bar with antique glass tile, floating glass shelves, wine storage and wine cooler
- Butler's pantry with beverage cooler and reeded glass cabinetry
- Custom cabinetry throughout with adjustable shelving and concealed storage solutions
- First-Floor bedroom or private study with closet and full bathroom
- Elevator ready
- Prewired for living room speakers
- Two A/C units with independent climate control for each level
- Two tankless water heaters
- Generator ready
- Prewired for an outdoor kitchen; build out included in listing price (\$15k value)
- Security prewiring at the front and rear of the home

Floor Plan Highlights

- 5 bedrooms, 5 full baths, 1 half bath
- 11-foot ceilings, 14-foot ceilings in the primary bedroom
- Expansive primary closet with custom 24" built-in cabinetry designed to maximize hanging and concealed storage
- Spacious laundry room directly connected to the primary closet with a utility sink and operable window
- Large under stair storage room and fully decked attic provide ample storage
- Formal dining room and separate breakfast area
- Architectural arched doorways throughout
- Elevator-ready design enhances resale appeal

Outdoor Space & Pool

- 53' x 15' backyard
- 10' x 25' covered patio
- Backyard offers space for a proposed 30' x 10' pool, with dimensions customizable to suit buyer needs; estimated cost \$73K
- Approximately 23' x 15' of remaining backyard space after the proposed pool
- Generous 6.5' side yards on each side of the home, exceeding the typical 5' side yard setback and ideal for dog runs or gardening
- Front patio accessed from the first-floor bedroom or study
- Lush Zoysia lawn known for its soft texture and durability

