

1226 HEIGHTS BLVD.



Located at 1226 Heights Blvd. sits this spectacular four bedroom, four and one-half bath home plus garage apartment over a two-car garage...all on a 7,500 square-foot\* lot. Fenced yard with extra driveway parking and double automatic gates as well. Once inside you are greeted by hardwood floors, high ceilings and a great floor plan for everyday living and entertaining. Large entryway foyer leads into the front living and dining rooms. Gourmet kitchen features marble counters, stainless steel appliances, island with counter seating, mudroom/pantry along with adjoining breakfast and family rooms. Bedroom/study with full bath plus powder bath complete the downstairs. Primary bedroom suite upstairs is a true retreat with large walk-in closet and luxurious spa-like bath which offers double sinks, soaking tub and walk-in shower. Two nice-size secondary bedrooms with good closet space, two full baths, game room and laundry room with soaking sink finish off the second floor. Nice extras include a covered back porch with outdoor kitchen and a stand-by generator. Inviting backyard with turfed greenspace will accommodate your outdoor activities. Oversized two-car garage is great for all your extra items to store. Garage apartment includes an interior staircase, large living area, kitchen, full bath and central HVAC system. Zoned to the IB programs at Harvard Elementary, Hogg Middle and Heights High (Buyer to verify eligibility) and centrally located to Heights area shops, restaurants, parks, trails and library.

<b>Entry:</b>	13' X 11'	<b>Second Bath:</b>	14' X 7'	<b>Square Feet:</b>	3,777* (House)
<b>Living:</b>	17' X 15'	<b>Third Bed:</b>	12' X 11'		690* (Apartment)
<b>Dining:</b>	17' X 15'	<b>Third Bath:</b>	11' X 6'	<b>Lot Size:</b>	7,500*
<b>Family:</b>	19' X 15'	<b>Fourth Bed:</b>	14' X 12'	<b>Year Built:</b>	2013*
<b>Kitchen:</b>	16' X 10'	<b>Fourth Bath:</b>	11' X 5'	<b>Beds/Baths:</b>	4/4 Full + 1 Half (House)
<b>Breakfast:</b>	14' X 8'	<b>Game:</b>	21' X 17'		1/1 Full (Apartment)
<b>Primary Bed:</b>	18' X 17'	<b>Powder Bath:</b>	6' X 5'	<b>Schools:</b>	HISD
<b>Primary Bath:</b>	16' X 14'	<b>Utility:</b>	12' X 6'	<b>Garage:</b>	2-Car Detached
<b>Second Bed:</b>	16' X 12'	<b>Garage Apt:</b>	25' X 22'	<b>Fireplace:</b>	1 Gaslog



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\*Information approximate per Appraisal District. 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.



1226 HEIGHTS BLVD. | Houston Heights



GREENWOOD KING  
*a place to find your home*





Entry



Living Room



Primary Bedroom



Primary Bath



Dining Room



Family Room



Primary Closet



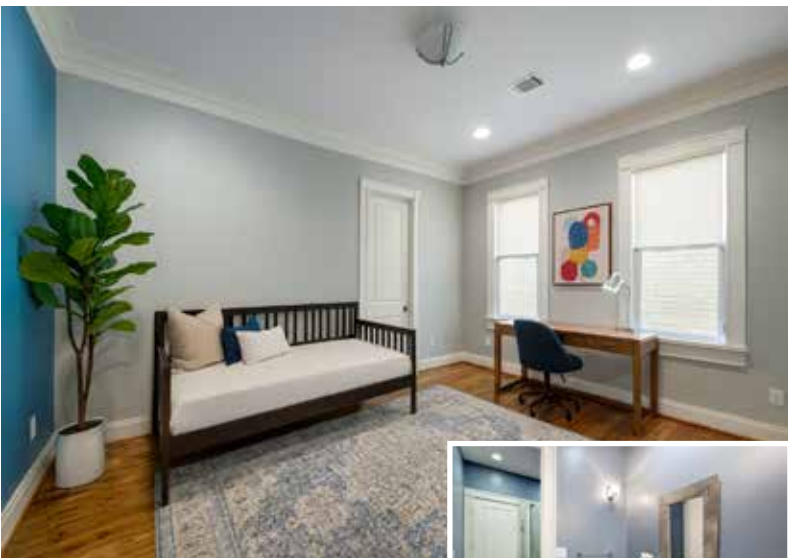
Game Room



Kitchen



Breakfast Room



Secondary Bedroom Down



Garage Apartment