



For Sale on Market

**\$689,900**

Call 7133206453 Today!

## SINGLE-FAMILY, 2 BEDS, 1 FULL & 1 HALF BATH(S)

Great location on the Heights Hike & Bike Trail, very close to neighborhood restaurants, shops and night life. Move in ready with recent improvements. Main 2/1.5 house features office/flex room, granite counters, tile backsplash, recently refinished wood floors and SPC flooring, recessed lighting, fresh paint, open floor plan and large covered front porch. Back yard fenced and driveway gate. 1 BR Apartment above 3-stall/2 car garage has month to month tenant at \$1,000/mo. Ground level apt can be used as workshop, gameroom, etc. Per HCAD - total 2,249 SF (1,197 main house + 1,052 combined back structure). Main house HVAC system replaced 2022. Walk to Coltivare, Onion Creek, Christians Tailgate, Handies Douzo, EZ's Liquor Lounge, Benny Thunders Beer Garden, Black Swan Yoga. Historic restrictions require front elevation remain the same, but the house can be expanded to the back (1-2 stories) and the garage can be changed as desired. Main house now tenant occupied mo/mo.

### GENERAL DESCRIPTION

**Subdivision:** Houston Heights

**Property Type:** Single-Family

**Bedrooms:** 2-3

**Baths:** 1 Full & 1 Half

**Stories:** 1

**Garage:** 3 / Detached ,Oversized

**Style:** Traditional

**Year Built:** 1920

**Building Sqft:** 1,197 / Appraisal District

**Lotsize:** 6,700 / Appraisal District

**Market Area:** Heights/Greater Heights

**Key Map:** 493A

**MLS# / Area:** 9691077 / 9



Get in touch  
**David Young**

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COMPASS

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Visit <https://www.har.com/9691077> for more information