

1140 WAVERLY

HOUSTON HEIGHTS | HOUSTON, TEXAS 77008

4,400

SQ FT

5

BEDROOMS

5.5

BATHS

3-CAR

GARAGE

NEW CONSTRUCTION • 2026 • 6,600 SF LOT • CONTEMPORARY / CRAFTSMAN

A thoughtfully designed new residence pairing timeless Heights character with sophisticated contemporary interiors, superior construction and a curated collection of premium designer finishes.

RESIDENCE

- Private first-floor study and guest suite
- Second-floor primary suite and game room
- Open kitchen, living and dining plan
- High ceilings, abundant natural light and statement fireplace
- Oversized attached/tandem 3-car garage

SUPERIOR CONSTRUCTION

- 2x6 exterior wall construction
- Full 6-inch spray-foam insulation
- Insulated Low-E windows and exterior doors
- Energy-efficient building envelope
- Central gas heat and central electric air conditioning

CHEF'S KITCHEN

- Sub-Zero 48-inch Built-In Smart Refrigerator
- Wolf 48-inch 6-burner gas range with infrared griddle
- Wolf 48-inch Pro Hood
- Taj Mahal quartzite countertops
- White oak island cabinetry with warm-neutral perimeter cabinetry
- Kohler x Studio McGee Edalyn faucets in Vibrant Brushed Moderne Brass
- Visual Comfort Pemberton Medium pendants by Drew & Jonathan
- Bella Cera Alpine flooring - Snow Drift

BAR & DINING

- Cosentino Silestone Parisien Bleu bar countertop
- Arizona Tile Spark White Matte 3x12 backsplash
- Kohler x Studio McGee Edalyn faucet - Vibrant Brushed Moderne Brass
- Visual Comfort Foxdale 9-Light 36-inch chandelier with linen shades
- Bella Cera Alpine flooring - Snow Drift

PRIMARY SUITE & SPA BATH

- White oak double vanity with Taj Mahal quartzite
- Signature Hardware 66-inch freestanding soaking tub
- Kohler x Studio McGee Casita shower set and wall-mounted tub filler
- Vibrant Polished Nickel plumbing finish
- Studio McGee x Ann Sacks Canyon Lake Antique White 2x6 shower walls
- Daltile Perpetuo Eternal Grey bath floor, 12x24 in herringbone
- Daltile Perpetuo Eternal Grey 1.5-inch hexagon shower floor
- Visual Comfort Classic 19-inch sconces with linen shades

CURATED DESIGN • PREMIUM MATERIALS • DISTINCTIVE HEIGHTS LIVING

DESIGNER FINISH COLLECTION

Individual rooms receive their own curated material palette while maintaining a cohesive design language throughout the home.

POWDER BATH

- Cosentino Silestone Parisien Bleu countertop with white oak vanity
- Kohler x Studio McGee Casita faucet - Vibrant Brushed Moderne Brass
- Visual Comfort Classic 19-inch wall sconce - Antique Burnished Brass
- Bella Cera Alpine flooring - Snow Drift

LAUNDRY

- White Sand countertop
- Daltile Color Wheel Linear Biscuit 4x8 backsplash
- Virginia Tile Pietra Di Ostuni Field Matte - Grigio; 8x8 / 8x16 mix
- Signature Hardware 23.5-inch stainless undermount sink
- Signature Hardware Greyfield faucet - Polished Nickel

GUEST BATH 1

- Daltile Iridescent Isles Cove 2x9 wall tile
- Bedrosians 360 Penny Round - Shale floor
- White Sand countertop

GUEST BATH 2

- Fireclay Puget Sound Gloss 3x9 wall tile
- Arizona Tile CS Skyline Picket floor
- White Sand countertop

FEATURED DESIGN HOUSES & BRANDS

SUB-ZERO • WOLF • KOHLER x STUDIO McGEE • VISUAL COMFORT • ANN SACKS • COSENTINO SILESTONE • FIRECLAY • DAL TILE • BEDROSIANS • ARIZONA TILE • BELLA CERA • SIGNATURE HARDWARE

1140 WAVERLY STREET

Exceptional Construction. Curated Design. Distinctive Heights Living.

Features and specifications are based on current listing information and project design-selection boards. Materials, manufacturers, dimensions and final installed selections are subject to verification. Design boards may depict representative materials. Buyer should independently verify all specifications. Pool/rendered pool imagery is intentionally excluded from this feature sheet.

BATH 1

- Studio McGee x Ann Sacks Canyon Lake Sea Salt Gloss 4x4 walls
- Marazzi Inyo Penny Round - Crema Matte
- Daltile Volume 1 Degrees Silver 6x24 floor
- White Sand countertop

BATH 2

- Fireclay Salt Creek Gloss 3x6 walls
- Bedrosians Makoto 10-inch Hexagon - Midori Green Matte floor
- White Sand countertop

SECONDARY BATH FIXTURES

- Signature Hardware Lexia sink faucets
- Signature Hardware tub/shower sets
- Millennium Lighting 19-inch wall sconces with linen shades

LIFESTYLE

- Historic Houston Heights setting
- Walkable access to neighborhood restaurants, cafés and boutiques
- Convenient to parks and the Heights Hike & Bike Trail
- New-construction scale and amenities in an established neighborhood