

1322 Tulane Street

Houston Heights

Property Highlights

4-5 Bedrooms

4 Full Bathrooms

2,994 SF Main Residence (per HCAD)

455 SF Garage Apartment (per appraisal)

6,600 SF Lot (per HCAD)

Originally Built: 1920 (HCAD)

Completely Reimagined: 2015

Builder: Southern Green

Detached Two-Car Garage with Bonus Suite

Thoughtful Improvements

- Professionally designed backyard patio and landscaping
 - Custom front fence with automatic gate
 - Full gutter system
 - French drain installation
 - Custom window treatments throughout
 - Kitchen reverse osmosis water filtration
 - Complete above-garage suite renovation
 - Wi-Fi enabled irrigation enhancements
 - New furnace
 - Extensive landscape enhancements
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Exterior Features

- Fully fenced front yard with electric driveway gate
- Additional off-street parking
- Expansive covered front porch with V-groove ceiling
- Custom wood front door with decorative sconces
- Historic-style transom windows

- Multiple outdoor entertaining spaces
 - Flagstone patio
 - Two covered porches
 - Generous green space
 - Smart Wi-Fi irrigation system
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Interior Finishes

- Hardwood flooring throughout most living spaces
 - Tile flooring in wet areas
 - Extensive crown molding
 - Custom window coverings
 - Stained Glass Windows
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Private Study / Flex Bedroom

- French doors
 - V-groove ceiling
 - Plantation shutters
 - Spacious closet
 - Ceiling fan
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Living Room

Designed for gathering and everyday living.

- Open-concept layout
- Flexible seating arrangements
- Hardwood flooring
- Plantation shutters

Kitchen

- Oversized quartz island
 - Stainless steel appliances
 - Built-in butler's pantry/armoire
 - Walk-in pantry
 - Wine refrigerator
 - Designer brushed nickel fixtures
 - Pendant lighting
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First Floor Full Bath

- Marble hex tile flooring
 - White subway tile surround
 - Pedestal sink
 - Chrome fixtures
 - Tub/shower combination
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Primary Suite

- Hardwood flooring
 - Ceiling fan
 - Ensuite bathroom
 - Walk-in closet
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Primary Bath

- Quartz countertops
- Marble hex tile flooring
- Frameless glass shower
- Dual vanities
- Private water closet
- Chrome fixtures

Primary Closet

- Custom built-in organization
 - Hardwood flooring
 - Original stained glass windows that celebrate the home's historic charm
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Mud Room / Utility Room

- Custom cabinetry
 - Hardwood flooring
 - Washer/Dryer included
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Upstairs Game Room

- Dedicated study nook
 - Under-cabinet lighting
 - Large storage closet
 - Hardwood flooring
 - Flexible floor plan
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Secondary Bedrooms

- Hardwood flooring
 - Ceiling fans
 - Oversized closets with custom organization
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Upstairs Bathroom

- Double sinks
- Tile flooring
- Tub/shower combination

- Spacious layout with room for additional furniture
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Garage Apartment

- Renovated with finishes that complement the main residence
- Vaulted ceilings
- Hardwood flooring
- Wet bar
- Full bathroom with subway tile shower
- Private entrance
- Dedicated HVAC system

Ideal as a guest suite, home office, fitness studio, or income-producing opportunity where permitted.

Backyard Living

- Professionally landscaped
 - Flagstone entertaining patio
 - Covered outdoor living area
 - Spacious lawn with room for a future pool
 - Side yard walkways connecting the outdoor spaces
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Garage

- Detached two-car garage
 - Alley access
 - Wall-mounted storage system
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Information including square footage, room dimensions, lot size, and other property details is believed to be reliable but should be independently verified by the buyer.