



Heights-Greater Heights

815 East 27th Street

5 BD 5.1 BA 4,265 SF 6,600 SF LOT



Stunning Custom Home in Sunset Heights! This 5-bed, 5.5-bath home features reclaimed hardwood floors, natural wood accents & high-end finishes throughout. 1st floor boasts 11' ceilings, an open concept chef's kitchen with Italian Bertazzoni range & expansive island, breakfast room & family room with floor-to-ceiling steel fireplace. Large formal dining room. 1 bedroom down can flex as home office with full bath. Spacious primary upstairs with private balcony, spa-like bath, & to-die-for closet. 3 additional upstairs beds each with en-suite baths. 1 oversized bed includes a removable flex wall – ideal for a gym, office, or multifunctional suite. Upstairs game room with beverage fridge. Entertainer's dream outside in pool sized backyard with outdoor kitchen, covered patio, fenced yard & zoysia grass for kids/pets to play. 2-car garage at end of short paved alley with extra parking or space for basketball. Storage throughout with walk-in closets, holiday storage closet, & mudroom. 2 New Water Heaters 2025! A rare find in Sunset



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COMPASS

Features & Amenities



House Overview

Bedrooms	5
Baths	5 Full +1 Half Bath
Square Feet	4,265 per Appraisal
Lot Size	6,000 per HCAD
Year Built	2016 per HCAD
Garage	2 Car Attached
Neighborhood	Heights

OVERALL

- Incredibly well-built custom home
- Solid hardwood floors throughout
- Rare 5 bedroom home with 1 bed down and the rest up with private en-suite bathrooms
- Natural reclaimed wood accents throughout
- Hardwood floors throughout, NO CARPET!
- Spacious upstairs game room
- 11-foot ceilings on first floor
- Ample storage with walk in closets in each bedroom, large mudroom, and large holiday storage closet
- Majority of the windows have screens and levers to open for fresh air
- All stucco has been completely redone and is backed by a transferable 1 year warranty
- Security system installed all doors and ground floor windows, 2016
- Landscaping and full sprinkler system installed (lawn, flower beds, shrubs & vines), 2018
- New AC Blower Motor and AC Air Intake to Back Bedroom Over Garage, 2020
- New Capacitor for AC Condenser, 2022
- New AC Evaporator Coil, 2023
- 2 new water heaters, 2025
- New dishwasher, 2025
- Roof Inspection and Spot Shingle Repairs, Spot Siding, Repairs, and Front Fence Repairs Following Storms, 2024
- Zoned to exemplary Field Elementary!
- Walkable to fun dining like Puebla's Mexican Kitchen, Angela's Oven, Lei Low, The Post Beer & Wine Garden, Dan Electro's Live Music, El Bolillo Bakery, Houston Farmers Market, and more!
- Walking distance to future location of new community landmark East Sunset Heights Park (Currently Metro Transit Center. Construction expected fall 2025.)
- Close to popular dining and shopping at historic 19th Street: Jenni's Ice

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.



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Features & Amenities

- Cream, Hopdoddy, Common Bond, Boomtown Coffee, Squable, and Agnes Sherman, to name just a few!
- Close proximity to lots of dining and shopping at Heights Mercantile (Heights Blvd. & 7th St.), Heights Central Station (Yale & 11th St.), and the new development M-K-T, a mixed use development that has approx. 30+ retail & dining options (themkt.com)
- Close proximity to Hike & Bike Trails and Halbert Park
- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria, Energy Corridor, and Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport
- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Krogers
- Strong community organization including East Sunset Heights Association, Houston Heights Association, and Heights Constable Patrol

FRONT EXTERIOR

- Freshly painted iron fence
- Large fenced in area with plenty of room for kids and pets to play
- Parking pad for guests
- Gutters
- Sprinklers (lawn, flower beds, shrubs & vines)

BACK EXTERIOR

- Large fenced in green space with plenty of space to add a pool
- Backyard Playset included, 2020
- Landscaping
- Sprinklers (lawn, flower beds, shrubs & vines)

- Outdoor kitchen:
 - Covered patio with ample space for large furniture pieces
 - Stainless steel grill
 - Large countertop space for prep and serving
 - Recessed can lighting
 - Ceiling fan/light fixture
- Great location at the end of a short paved alleyway with extra space for play area or parking
- Alley entrance paved, 2023
- Attached two car garage
- Garage Track Shelving installed, 2021
- EV Charger and Generator Plug-In Installed, 2023

ENTRY

- Wood paneled accent wall with sconce light welcomes guests
- Ample space for entry furniture and to showcase art
- Decorative chandelier
- Storage/coat closet
- Views of the stair area with room for additional furniture
- Iron railings on stairs
- Large window with electronic roll down shades

FORMAL DINING ROOM

- Large room just off the entry
- 2 walls of large windows with screens and levers to open and let in fresh air
- Roll down window shades
- Drapes
- Decorative chandelier
- Recessed can lighting

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Features & Amenities

- Ample space for large dining table and additional furniture pieces such as a buffet table
- Open shelving
- Tall wine storage
- 2 windows that open

KITCHEN

- Incredible chef's kitchen
- Open floor plan with breakfast room and family room, ideal for entertaining
- Kitchen is centered around oversized island with a rainforest granite slab
- Rest of kitchen has quartz countertops
- 2 pendant lights
- Breakfast bar seating with storage underneath
- Decorative tile backsplash
- High end appliances
 - Impressive Italian Bertazzoni gas range with oven and 6 Gas burners
 - Matching Bertazzoni vent hood
 - New cabinet front dishwasher, 2025
 - Sharp microwave drawer installed, 2022
 - New GE french door stainless steel Refrigerator with freezer drawer and with ice/water dispenser, 2024, included
- Double basin sink with pull down faucet
- New garbage disposal, 2025
- Ample storage
- Slow close cabinets
- Top row of glass front display cabinets

BREAKFAST AREA

- Open floor plan with kitchen and family room
- Space for a large dining table
- Decorative light fixture
- Large windows that overlook the backyard
- Windows that open
- Drapes
- Large wall for art

FAMILY ROOM

- Open floor plan with kitchen and breakfast room
- Impressive gas fireplace with large single piece Italian tiles that stack to the ceiling
- Reclaimed wood paneled backing accents flank either side of the fireplace
- Display shelves flank either side of the fireplace
- Recessed can lights
- Ceiling fan/light fixture
- Door to access covered patio/outdoor kitchen and backyard
- Hallways to mudroom area and to attached garage

STUDY/SECONDARY BEDROOM #1

- Located downstairs
- Great flex room that can function as a downstairs guest bed, study, playroom or home gym
- Double doors with transom window above

Features & Amenities

- Hardwood floors
- Recessed can lights
- Ceiling fan
- Large windows overlooking the front yard
- Roll down shades installed
- Drapes
- Double door closet
- Next to full bathroom

GUEST BATHROOM

- Full bathroom accessible for guests and next to secondary bedroom #1/study
- Vanity with storage
- Vessel sink with wall mounted faucet
- Tile backsplash
- Decorative mirror
- Vanity lights
- Walk in shower with bench seat

GAME ROOM

- Spacious room located upstairs
- Sellers added built in bar with beverage fridge and storage
- Windows with roll down shades
- Recessed can lights
- Ceiling fan

HALF BATH

- Easily accessible from the game room
- Vanity with storage
- Vanity lights
- Decorative mirror
- Roll down shade

PRIMARY SUITE

- Located upstairs
- Spacious room overlooking the backyard
- Recessed can lights
- Ceiling fan

- Large windows with pull down blackout shades
- Private balcony with room for outdoor furniture
- Balcony has fan and recessed can lights
- Perfect place to enjoy morning coffee or wine in the evening

PRIMARY BATHROOM

- Double doors open to spa like bathroom
- Pedestal tub located on a wood riser with accent lighting
- Chandelier over the tub
- Walk-in shower with rain shower head, separate hand held sprayer with glass shower door
- Two separate and large vanities with storage
- Tile backsplash
- Vessel sinks with wall mounted faucet
- Large decorative mirrors with vanity lights
- Vanity knee space
- Recessed can lights
- Windows with pull down blackout shades
- Separate water closet
- Large walk in closet with built in dressers, shoe storage and third row of hanging space with pull down assists

SECONDARY BEDROOM #2

- Located upstairs overlooking the front yard
- Hardwood floors
- Recessed can lights
- Ceiling fan
- Large windows overlooking the trees

Features & Amenities

- Pull down black out shades installed
- Drapes
- ENSUITE BATHROOM
 - Light and bright bathroom
 - Wall of windows with roll down blackout shades
 - Large vanity with storage
 - Decorative mirror
 - Vanity lights
 - Tub/shower combination
 - Walk in Closet

SECONDARY BEDROOM #3

- Spacious room upstairs
- Windows with roll down blackout shades
- Drapes
- Hardwood floors
- Recessed can lights
- Ceiling fan
- Walk in closet
- ENSUITE BATHROOM
 - Large vanity with storage
 - Decorative mirror
 - Vanity lights
 - Tub/shower combination

SECONDARY BEDROOM #4

- Oversized room upstairs
- Flexible room that can function as a guest suite, home gym, office or all three!
- Sellers added a flex sliding wall of opaque windows to section off the room (removable)
- Wall of windows and doors opening to the juliet balcony and overlooking the backyard
- Roll down blackout shades and heat blocking film on windows
- Hardwood floors
- Recessed can lights

- Ceiling fan
- Walk in closet
- ENSUITE BATHROOM
 - Large vanity with storage
 - Decorative mirror
 - Vanity lights
 - Walk in shower with glass door

UTILITY ROOM

- Located upstairs with all of the bedrooms
- Samsung Washer & dryer included
- Washer/dryer hookups
- Large cabinets with storage and folding space
- Utility sink
- Window with roll down shades
- Additional large storage closet outside in hall

MUD ROOM

- Long and wide hallway connects the attached garage to the home
- Built in cabinetry with storage
- Plenty of space to add lockers