



Property Highlights

- Ideal Home for Entertaining
- Living Room Showcases Three Commercial-Grade French Doors and a Dramatic 23' Ceiling, Crowned by Three Striking Statement Chandeliers.
- Floor to Ceiling Gas Fireplace
- Bar Area off Living Space Featuring an Additional Sink and an Ice Maker
- Control-4 Smart Home System Connecting to Lights & Speakers (Surround Sound Throughout First Level)
- Floor to Ceiling Windows Providing an Abundance of Natural Light
- Designer Light Fixtures
- Whole-Home Water Filtration System
- Kitchen Equipped with:
 - Thermador Appliances
 - Double Ovens and Warming Drawer
 - Touch-Activated Faucet
 - Remote Controlled & Sleek Ceiling Vent Hood
 - Two Silestone Quartz Waterfall Islands Featuring Cabinetry on Both Sides
 - Walk-In Pantry
 - Sleek Cabinetry
- Office Suite on the First Level
- First Floor Full Bathroom Featuring a Spacious Frameless Glass Shower with Dual Shower Heads.
- Temperature Controlled Wine Room (225 Bottles)
- Tile & Engineered Wood Through Out (No Carpet)
- Impressive Primary Suite:
 - Two Generous Walk-in Closets
 - Closet Connects to Utility Room which Features Built-Ins and Sink
 - Grand Walk-Thru Shower Tiled From Floor-to-Ceiling, Linear Drain, Dual Shower Heads, Handheld Nozzle, & Four Shower Wall Jets
 - Spacious Soaking Tub
- Coffee Bar Located at the Entry of the Primary Suite with Beverage Cooler
- Hidden Spiral Staircase Leading to an Expansive Roof Top with a Downtown View and a Spacious Storage Room
- Private Turfed and Paved Backyard Lined with Eagleston Holly & Boston Ivy
- Mud Room off the Garage
- Garage Features:
 - 12' Ceiling
 - Waste & Recycle Bin Storage Room
 - Work Bench
 - Tool Storage
- Commercial Grade Linear Vents
- (2) Tankless Water Heaters



Property Information Sheet

Property Address: 1306 Willard St, Houston TX 77006

Reasons We Love the Home

The Location

One of the greatest luxuries of living in Montrose is its proximity to the best that Houston has to offer. Whether we're heading Downtown for a show, the Texas Medical Center for an appointment, the Galleria to shop, or visiting friends in The Heights or West U, it's always a quick and easy drive. We also love that some of Houston's best restaurants, coffee shops, cocktail bars, and neighborhood dives are just minutes away. The area strikes the perfect balance between sophisticated and relaxed. You can enjoy a special night out or grab tacos and a drink at a local spot, all within walking distance.

Entertaining

If there's one thing this house was built for, it's bringing people together. People naturally congregate in the kitchen, and the double island makes it effortless for both the host and guests. We usually cook and serve from one island and set out charcuterie on the other. We love having the wet bar for additional set-up. There is plenty of space for everyone to gather, and I never feel like I am running back and forth between my guests and the kitchen. One of our favorite features is the flexible space between the kitchen and dining room. Over the years, we've used the space to bring in extra tables for holiday dinners, cocktail tables for elegant parties, countless birthday set-ups and once, we even installed a dance floor. We've comfortably hosted gatherings of nearly 100 people, and the house somehow always feels welcoming rather than crowded.

The Neighborhood

As much as we loved the house itself, we loved the neighborhood just as much. Our neighbors are the kind of people everyone hopes to have. If we're out of town, someone is happy to bring in a package or roll the trash bins to the curb. People wave, stop to chat, and genuinely look out for one another. It's a nice sense of community, especially in the middle of a city. We've also always felt very safe here and have never experienced any crime at our home. That peace of mind has meant a great deal to us as we've raised our children here.



What's Nearby?

Coffee Shops:

- Little Dreamer (5 min walk)
- Pavon (10 min walk)
- LaLa Land (4 min drive)

Parks:

- West Gray Park (playground, ball field, track) (10 min walk)
- Cherryhurst Park (5 min drive)
- Johnny Steele Dog Park (5 minute drive)
- Buffalo Bayou Park Trails (5 minute drive)

Entertainment:

- The Riot Comedy Show (4 minute walk)
- Stages Theatre (3 min drive)
- River Oaks Movie Theater (4 min drive)
- Recess (for kids) (8 min walk)
- Menil Collection (6 min drive)
- Downtown Theater District (9 min drive)
- Museum District (9 min drive)
- Hermann Park/Zoo/Miller Outdoor Theater (10 min drive)

Upscale Restaurants:

- Marmo (4 min drive)
- Brasserie 19 (4 min drive)
- Katami (4 min drive)
- More at Montrose Collective, River Oaks Shopping District, and Harlow District (all 4 min drive)

Favorite Neighborhood Dives

- Al's Quickstop (4 min walk)
- Rudyard's (4 min walk)
- Cielito Café (11 min walk)
- Christie's Doughnuts (8 min walk)

Bars and Clubs:

- The Flat (6 min walk)
- Eberhard (4 min drive)
- Anvil (4 min drive)
- Melrose (4 min drive)



Information for Home Systems

Roof Age: 2018

AC Unit Age: 2018

Furnace Age: 2018

Pool Equipment
Age: n/a

Washer Age: 2022

Dryer Age: 2022

Fridge Age: 2018

Stove/Oven Age: 2018

Dishwasher Age: 2018

Microwave Age: 2018

Water Heater
Age: (x2) 2026

☒ Tankless

Other: Turf: 2026



General Utility Information

Electric Provider: Reliant

Monthly Cost: High: Low: Avg: \$298

Gas Provider: Centerpoint

Monthly Cost: High: Low: Avg: \$40

Water Provider: City of Houston

Monthly Cost: High: Low: Avg: \$200

Landscaping: Landscaping Contractor

Frequency: Monthly Cost: \$100

Trash Provider: City of Houston

Internet Provider: Comcast