



*for
Sale*

NEAR-NEW IN MONTROSE. DESIGNED TO LIVE BEAUTIFULLY.

1648 BONNIE BRAE STREET • HOUSTON, TEXAS 77006

Three floors of thoughtfully designed living in one of Houston's most coveted inner-loop pockets. This four-bedroom, 3.5-bath Sandcastle-built home — occupied since late 2024 — offers the rare combination of nearly new construction and an established neighborhood full of life. Formal dining, an open-concept kitchen, a flexible game room, and a massive third-floor en-suite deliver a floor plan that works for the way people actually live. Zoned to top schools.



A RARE RESALE OPPORTUNITY IN MONTROSE — NEAR-NEW CONSTRUCTION, UNBEATABLE LOCATION, AND A FLOOR PLAN DESIGNED FOR REAL LIFE

The main floor sets the tone immediately: a gracious formal dining room flows into an open kitchen upgraded with added cabinetry, extended countertop space, and a walk-in pantry — then opens to the family room and out to a covered patio and fenced backyard. Engineered wood floors, quartz countertops, and soft-close drawers run throughout, with brick façade and a private double-wide driveway completing the arrival experience.

Upstairs, the primary suite anchors the second floor with two walk-in closets and a well-appointed bath featuring double sinks, a soaking tub, and a separate shower. Two secondary bedrooms, a full bath, and a game room give the second floor real flexibility — movies, homework, a home office, or all three. The third floor delivers something few inner-loop homes can match: a massive en-suite bedroom with a private bath, equally at home as a guest suite, second primary, or creative studio.





WHERE EVERY FLOOR HAS A PURPOSE

*You know the feeling — when a home just works.
When the layout makes sense, the light is right, and
you can picture yourself there. This is that home.*



features & UPGRADES

SETTING & LOCATION:

- Montrose / Museum District pocket, walkable to the Menil Collection
- Steps from Mandell Park and Ervan Chew Park (pool + dog park)
- Blocks to top grocery, coffee, and local dining
- Minutes to Rice Village, Rice University, and the Medical Center
- Zone X — out of special flood hazard area

LIVING & ENTERTAINING:

- Open-concept family room flows to kitchen and covered patio
- Engineered wood floors throughout living areas
- Crown molding; high ceilings
- Game room on second floor — ideal for media, play, or flex office
- Third-floor en-suite with exceptional flexibility

KITCHEN & DINING:

- Open island kitchen with added cabinetry upgrade
- Extended countertop workspace
- Walk-in pantry
- Quartz countertops; soft-close drawers
- Gas range and gas oven; Energy Star appliances
- Formal dining room adjacent to kitchen

PRIMARY SUITE:

- Primary bed on second floor, 19'10" x 15'0"
- Top-down, bottom-up, black out shades
- Two walk-in closets
- Double sinks, soaking tub, separate shower

ADDITIONAL BEDROOMS & BATHS:

- Three additional bedrooms (two on 2nd floor, one 3rd floor)
- Third-floor bedroom: 18' x 16'2" — private en-suite
- Split plan with secondary bedrooms near game room
- Secondary baths: tub/shower combo

OUTDOOR LIVING:

- Covered patio / deck off main living area
- Fenced backyard
- Exterior gas connection
- Private double-wide driveway

CONSTRUCTION & SYSTEMS:

- Sandcastle Homes construction, 2024
- Brick façade; cement board
- Tankless/on-demand water heater
- High-efficiency HVAC (>13 SEER); insulated/Low-E windows
- Radiant attic barrier; Energy Star certified
- Alarm system (owned); wired for sound
- Quartz countertops throughout

GARAGE & PARKING:

- 2-car attached garage (22' x 19')
- Auto garage door opener
- Double-wide private driveway

FLOOR Plan

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.



Welcome to MONTROSE

Bonnie Brae Street sits in one of Houston's most sought-after inner-loop pockets — a quiet residential block just off Richmond Avenue, nestled between Montrose and the Museum District. It's the kind of address that puts nearly everything within walking distance or a short drive, while still offering the tree-lined calm of a neighborhood street.

Daily life here is genuinely exceptional. The Menil Collection is walkable — one of the world's great free art museums, surrounded by the quiet campus of Rothko Chapel and the green lawns of Sul Ross Street. Mandell Park and Ervan Chew Park (complete with a community pool and dog park) are a short stroll away. Richmond Avenue and the surrounding blocks offer a deep bench of top-rated grocery stores, specialty coffee, and a dining scene that ranges from neighborhood staples to destination restaurants.

The home is zoned to Poe Elementary, one of HISD's most consistently sought-after schools and one of the primary reasons buyers compete for homes on this side of the neighborhood. Lanier Middle School and Lamar High School complete the pipeline — a full school trio that families specifically seek out when considering Montrose and its surrounding streets.

With world-class culture, beloved parks, and top-rated schools just outside the door — you'll love coming home.





With more than 45 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 400 Houston-area listings to market. The Selling Houston Team exceeds client expectations through impeccable marketing, negotiation skills, and pro-active client communications.

Contact the Selling Houston Team to assist with buying a home, selling or leasing a property, or marketing your next development.



Jennifer Vickers

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Jennifer loves helping sellers feel confident and cared for from the first walkthrough to the final signature. Known for a detail-oriented, proactive approach, she guides clients through pricing, preparation, and negotiation with clarity and calm. A recipient of the HAR REALTOR® of the Year award and a Houston 20 Under 40 Rising Star, she also serves as a Director for both HAR/HRIS and Texas REALTORS® and has been a Top Producer since entering the business in 2014.



Julie Harrison

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Julie enjoys all aspects of the real estate business, especially establishing relationships with clients. As a native Texan, she can put her insider knowledge to work. She uses proven techniques and resources to help find the perfect home of your dreams earning her an abundance of five star reviews from clients who note that "at the end, you feel like family."



Lauren Neely

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Lauren truly understands the importance of relationships. A native Texan from Victoria, Lauren earned a BA in Psychology and a Masters in Counseling. During her internship at UH's career services she realized how her skills and interests might be a fit for a career in real estate. Lauren loves working with people (and chows) and is committed to helping them find the property that is best for them.

Key Details

4



3.5



3,162 SF



Lot Size	3,163 SF
Year Built	2024
Builder	Sandcastle Homes
Property Type	Single-Family/Free Standing
Stories	3
Style	Traditional
Garage	Two-Car Attached (22 x 19)
Construction	Brick/Cement Board
Foundation	Engineered Slab
Heating	Central Gas
Cooling	Central Electric
HOA	None
School District	Houston ISD
Elementary	Poe
Middle	Lanier
High	Lamar
Walk Score	81 - Very Walkable
2025 Full Tax Rate	2.1252%
Back Yard Dimensions	25' x 21'
Driveway	Private Two-Car



Trace Brown

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Trace has a passion for helping people find their dream homes and an eye for detail, making him ready to help you every step of the way. With a background in the arts, he brings a fresh perspective and a dedication to delivering top-notch service. Focused on transparency, integrity, and a personalized approach, Trace strives to make your transaction a smooth and rewarding experience.



711 W 17TH STREET | HOUSTON, TX 77008



This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.