

548 Allston Street, The Heights



House SF	2,156 (per HCAD)
Lot Size SF	1,794 (per HCAD)
Bedrooms	3
Bathrooms	3/1
Year Built	2015 (per HCAD)
Garage	Attached 2 car

NOTABLE FEATURES AND AMENITIES

Fantastic location close to the Heights Hike & Bike Trail. Ideal for runners, walkers, dog walkers and anyone who loves outdoor space

Walkable to SO many places – Donovan Park, Heights MKT, Heights Mercantile.

Easy access to I10

Fab dog park around the corner.

Corner lot location

No shared walls

Hardy siding, no stucco

Fully fenced patio paver patio, deck with sail shade, and outdoor lighting

Fully fenced yard also includes green space

Attached 2-car garage

Additional private off-street parking for guests

Updated. Move in ready!

Abundant natural light thanks to corner location and many windows

Dedicated mudroom closet with built-ins

Wainscoting and crown molding throughout

Hardwood flooring throughout, no carpet.

Tile in wet areas and first floor bedroom/home office.

Built-in study nook on 3rd floor

Convenient half bathroom on second floor main living space

Large closets and abundant storage throughout

2nd floor plantation shutters

2nd floor balcony with French doors

Modern, updated lighting throughout

EXTERIOR

Hardy siding construction with no shared walls

Composition Roof

Landscaped corner lot

Stained wood or black painted wrought iron fencing enclose the wrap around yard space

Covered front entry with wood and decorative glass front door

Attached 2-car garage

Automatic garage opener

Garage provides direct access to the home

Fully fenced wrap around yard with paver patio and deck

Sprinkler System

Side yard area for trash can access

INTERIOR

Open-concept floor plan designed for comfortable everyday living and entertaining.

Oak hardwood throughout

Tile in wet areas and first floor bedroom/home office.

Custom wainscotting and crown molding throughout

Ample windows throughout provide natural light

Plantation shutters on second floor, faux wood blinds on remainder

Dark wood-stained stair treads, railings, and decorative wrought iron spindles

Generous storage solutions include walk-in closets in all bedrooms and oversized mudroom closet on first floor with built-ins

Two-tone wall colors throughout the home enhance the craftsmanship and millwork

Recessed LED lighting throughout

Additional modern lighting fixtures and fans throughout

Conveniently located utility/laundry room with soaking sink and storage cabinet

Split floor plan allows for a home office/study, guest suite, or other configurations

Built-in study nook on 3rd floor landing area

KITCHEN AND DINING

Striking kitchen including custom white cabinetry with upgraded hardware

Open shelving areas on both sides of the kitchen sink

Island with additional storage, dishwasher, and counter height seating

Black honed granite countertops

Kitchen Aid brand oven and gas cooktop

Kitchen Aid brand dishwasher

Sharp brand installed microwave (lower cabinetry)

Stainless steel refrigerator

Modern subway tile backsplash

Abundant storage and prep space throughout

Custom-built pantry storage

Under cabinet lighting, modern pendant lighting at island

LED recessed lighting throughout

Open-concept design allows effortless interaction with the kitchen, dining area and living room

Dining room offers setting for everyday meals, holidays, celebrations, and entertainment

Oak hardwood flooring throughout

LIVING AND ENTERTAINING

Abundant sized living/family room allowing for multiple furniture configurations

Ample windows with plantation shutters allowing for natural light

Recessed lighting and updated fan

Balcony with French Door access

Open-concept layout connects directly to the kitchen and dining room, creating ideal flow for gatherings and family life

Crown molding and wainscotting

Oak hardwood flooring throughout

Half bath just off the open concept living space on second floor leading to third floor

PRIMARY SUITE

Spacious, third floor, primary bedroom

Oak hardwood flooring

Ample windows allowing for natural light

Large room dimensions easily accommodate substantial furnishings while maintaining comfortable open space

Crown molding, recessed, LED lighting, modern fan

Luxurious ensuite bathroom walk-in shower with customized finishes

Separate oversized separate soaking tub with modern subway tile surround and black honed granite tub surround

Large vanity with black honed granite countertops and framed mirror

Built-in linen storage cabinet

Recessed lighting, crown molding

Dual walk-in closets with custom built-in features

ADDITIONAL BEDROOMS AND BATHS

Both secondary bedrooms offer ample windows for natural lighting

Both secondary bedrooms have walk-in closets, and access to fully updated ensuite baths.

Tile flooring on first floor and oak hardwood flooring on the third

Customized window coverings throughout

Flexible room configurations accommodate guest rooms, home offices, study areas, or hobby spaces

GARAGE

Attached two-car garage provides secure parking and convenient day-to-day access

Connects to the home and offers access to large mudroom closet space

Built in overhead storage

Community offers additional parking for residents and guests

AGES

Home completed construction in 2015

SCHOOLS

Zoned to Love Elementary School, Hogg Middle School, and Heights High School

(Buyer to independently verify zoning and enrollment eligibility)

Within 5-10 miles:

St. Theresa Catholic School

St. Thomas High School

Mariner Montessori School

KLA Schools of River Oaks

AWTY International School

Duchesne

First Baptist Academy

LOCATION

Prime Houston Heights location

Minutes from Heights Hike & Bike trail and Donovan Park

Convenient access to Buffalo Bayou and its network of hike-and-bike trails and outdoor amenities

Surrounded by popular Height-area dining, coffee shops, bars and entertainment

Near M-K-T, Heights Mercantile, and the 19th Street shopping and dining district

Estimated 8 minutes' drive to Downtown Houston

Easy access to I-10, Memorial Drive, Allen Parkway, and more for connectivity throughout Houston

Also nearby: River Oaks, The Heights, Downtown, Uptown/Galleria, and Texas Medical Center

NON-REALTY

Washer and dryer. Conveying as is

EXCLUSIONS

None

UTILITIES (Per seller per month)

Normally electric is around \$100 per month in winter and \$150 to \$200 in summer but we also charged two EVs at home

For gas. For summer, we are averaging \$36 (May - Aug).

For winter we are averaging \$62 (Dec - March). Our highest bill was \$110 during a very cold February, but that was an outlier.

Think water is normally less than \$40.

Information provided per seller.

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