

1408 TULANE STREET

4 BEDROOMS · 3 FULL BATHROOMS · GARAGE APARTMENT

2,977 SQFT LIVING SPACE · 6,600 SQFT LOT



1408 TULANE STREET. THE HEIGHTS. **THE ONE THAT HAS IT ALL**

Tucked into the heart of the Heights, 1408 Tulane is that rare combination of space, flexibility, and all the extras that are nearly impossible to find in one home. A pool and spa, outdoor kitchen, full guest apartment, and thoughtfully updated interiors create a home designed for the way people actually live. All the reasons you want to be in the Heights, without the usual compromises.



LAPPIN PROPERTIES.com
sissy@lappinproperties.com
713-922-0602

SISSY LAPPIN | 713.922.0602 | SISSY@LAPPINPROPERTIES.COM

Features & Upgrades

1408 TULANE STREET

4 BEDROOMS · 3 FULL BATHROOMS · GARAGE APARTMENT

2,977 SQFT LIVING SPACE · 6,600 SQFT LOT

(All information provided as per seller)

EXTERIOR FEATURES:

- Painted exterior of home (2017)
- Select exterior areas refreshed with new paint (2026)
- Repaired, reinforced, and painted garage apartment deck (2017)
- Added exterior mop sink by garage (2017)
- Installed stainless steel fire rings (2017)
- Added gravel parking area at front of property (2018)
- Installed TREX decking system with lifetime warranty (2018)
- Installed front exterior iron fence (2018)
- Installed steel-frame wood doors and keypad lock system (2018)
- Replaced exterior fencing with new cedar fencing (2019)
- Installed and refurbished sprinkler system (2020)
- Installed artificial turf in front yard and gravel along side yards (2020)
- Replaced pool feature pump (2025)
- Painted exterior garage walls (2026)
- Replaced and painted backyard exterior columns (2026)
- Pool feature pump replaced (2025)

Features, finishes, and specifications are provided for informational purposes and are subject to change. Buyer to independently verify all features, specifications, and information deemed important to them.



LAPPIN PROPERTIES.com
sissy@lappinproperties.com
713-922-0602

SISSY LAPPIN | 713.922.0602 | SISSY@LAPPINPROPERTIES.COM

Features & Upgrades

1408 TULANE STREET

4 BEDROOMS · 3 FULL BATHROOMS · GARAGE APARTMENT

2,977 SQFT LIVING SPACE · 6,600 SQFT LOT

(All information provided as per seller)

INTERIOR FEATURES:

- Painted interior of home (2026)
- Installed Hale pet wall door (2017)
- Installed custom garage cabinetry and hanging storage racks (2017)
- Installed built-in Sub-Zero refrigerator with bottom freezer (2020)
- Indoor appliances — microwave, ovens, dishwasher, refrigerator, and stove (2007)
- Lacquer white finish on the kitchen cabinetry (2026)

SYSTEM UPGRADES & FINISHES:

- Installed mini-split AC system in garage (2017)
- Installed Savant whole-home theater and automation system with 7 audio zones (2017)
- Installed upgraded internet infrastructure with 5 wireless access points (2017)
- Added Samsung QLED and Sunbrite television systems (2017)
- Main house water heater replaced (2021)
- Installed new roof (2021)
- Replaced garage apartment AC system (2023)
- Replaced upstairs AC system (2024)
- Replaced office/playroom AC system (2024)
- Garage apartment/back house water heater (2007)

Features, finishes, and specifications are provided for informational purposes and are subject to change. Buyer to independently verify all features, specifications, and information deemed important to them.



LAPPIN PROPERTIES.com
sissy@lappinproperties.com
713-922-0602

SISSY LAPPIN | 713.922.0602 | SISSY@LAPPINPROPERTIES.COM