



1307 B Idylwild Street

3 BD 2.1 BA 2,585 SF 2,800 SF LOT



Recent construction in desirable Brooke Smith in the Heights, with 23-acre Montie Beach Park practically at your back door! Charming curb appeal with a rare double-wide driveway for guest parking + attached 2-car garage with ample storage. Inside, enjoy first-floor living with an impressive chef's kitchen featuring a large quartz island with breakfast bar, soft-close cabinetry, under-cabinet lighting, stainless steel appliances & oversized walk-in pantry. The open family room offers custom built-ins, a charming window bench & doors to the covered patio and fenced, turfed yard. A spacious dining room connects through the wet bar—open for entertaining while still feeling like its own space. Upstairs, the generous primary suite features a private balcony, custom walk-in closet & spa-inspired bath with soaking tub and walk-in shower. Two additional bedrooms + guest bath with separate tub/shower area and utility room with sink complete the second floor. **THREE** balconies/covered outdoor spaces! Wood-look tile throughout—NO CARPET—plus window coverings, tankless water heater, TRANE HVAC & recessed LED lighting. Prime location near Houston Farmers Market, popular Heights dining & shopping, Downtown and major freeways. NO HOA! Zoned to highly rated schools; buyer to independently verify eligibility. All per seller.



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1307 Idylwild St

COMPASS

Features & Amenities



House Overview

Bedrooms	3
Baths	2 Full + 1 Half Bath
Square Feet	2,585 per HCAD
Lot Size	2,800 per HCAD
Year Built	2023 per HCAD
Garage	2 Car Attached
Neighborhood	Houston Heights

OVERALL

- Contemporary home in a convenient Greater Heights location
- NO CARPET!
- NO HOA!
- Trane HVAC
- Tankless water heater
- Wood-look tile flooring throughout, upgraded by current sellers
- Window coverings added throughout the entire home
- Recessed lighting throughout
- Just a 2-minute walk to popular Montie Beach Park, a 23-acre City of Houston community park
- Montie Beach Park is slated for significant improvements as part of Houston's \$60 million Let's Play Houston neighborhood park initiative
- Zoned to highly rated Browning Elementary, Hogg Middle School & Heights High School (buyer to independently verify eligibility and enrollment)
- Walkable to neighborhood dining and local favorites, including Pinkerton's Barbecue, Jane & The Lion Bakehouse, CasaEma, Teotihuacan, Mèo and Houston Dairymaids
- Close to the Houston Farmers Market, Houston's largest farmers market
- Minutes from some of the Heights' most popular dining spots, including Goode Co. Kitchen & Cantina, Jūn, Chilosos Taco House and The Gypsy Poet
- Close to the shops, restaurants and local favorites along historic 19th Street, including Jeni's Splendid Ice Creams, Hopdoddy, Common Bond, Boomtown Coffee, Squable, Agnes & Sherman and Baso
- Close proximity to Heights Mercantile, Heights Central Station and M-K-T, offering an abundance of shopping, dining, fitness and entertainment options
- Minutes from H-E-B, Whole Foods Market and Kroger
- Quick access to I-10, I-45, 610, 290 and the Hardy Toll Road
- Minutes from Downtown Houston with convenient access to the Galleria, Texas Medical Center, Energy Corridor

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

and George Bush Intercontinental Airport

- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Kroger

FRONT EXTERIOR

- Private double-wide driveway for ample guest parking
- Second floor balcony
- Covered front entry
- Modern front door with vertical glass insert
- Tiled front porch
- Keyless entry
- Contemporary/ modern architectural design

BACK EXTERIOR

- Low maintenance artificial turf added by sellers
- Fully fenced backyard
- Covered back porch overlooking backyard
- Tiled porch
- Great space for pets and kids to play
- Direct access to the backyard from main living areas

ENTRY

- Open, light filled entry
- Wood-look tile flooring that continue throughout the home
- 10-foot ceilings
- Recessed lighting
- Modern staircase with matte black railing
- Wall sconces along staircase
- Open sightlines through the main level

FORMAL DINING ROOM

- Spacious room located just off of the kitchen
- Large picture window providing abundant natural light with window shade
- Added battery powered sconces
- Recessed lighting
- Ample room for a full size dining table
- Conveniently located next to the kitchen and butler's pantry for easy entertaining
- Open layout creates a seamless flow into the kitchen & living room

KITCHEN

- Spacious open concept kitchen overlooking the main living areas
- Large center island
- Extra hidden storage underneath island
- White shaker style cabinetry
- Sleek cabinet hardware
- Expansive prep space
- Large Walk in pantry with additional under the stair storage
- Quartz countertops
- White subway tile backsplash
- Recessed lighting
- Soft close cabinets and drawers
- Double basin stainless steel sink
- Sink positioned beneath a window with shade
- All Kitchen Aid stainless steel appliances
 - Gas range with oven
 - Built in microwave in island
 - Dishwasher

Features & Amenities

WET BAR

- Located between the kitchen and dining room
- Stone countertop
- Undermount sink
- Upper and lower cabinetry
- Built in wine bottle storage
- Open stemware rack for hanging wine glasses
- Perfect for entertaining and serving drinks
- Easily accessible from both the kitchen and dining room
- Light blue cabinetry

FAMILY ROOM

- Spacious family room open to the kitchen
- Wood-look tile flooring
- Added built ins for ample book/display shelves with built in bench overlooking backyard- perfect for a reading nook
- Recessed lighting
- Large windows overlooking the backyard
- Abundant natural light
- Spacious layout accommodates multiple seating arrangements
- Open sightlines to the entire main level
- Convenient access to the backyard
- Generous wall space for a large TV or entertainment center
- Electrical is already there if you wanted to add a fan or light fixture

POWDER ROOM

- Tucked away just off of the family room
- Recessed entrance provides added privacy from the main living areas

- Easily accessible from the kitchen, family room, and dining room
- Herringbone tile flooring
- Pedestal sink
- Mounted wall mirror
- Vanity light

PRIMARY SUITE

- Expansive primary suite
- Located on the second floor with the other bedrooms
- Access to private balcony with tile flooring overlooking the backyard
- Recessed lighting
- Wood-look tile flooring
- Tray ceiling
- Two large windows provide abundant natural light
- Peaceful treetop views from the bedroom
- Custom window coverings
- Ample room for a king sized bed and additional seating area

PRIMARY BATHROOM

- Long dual-sink vanity
- Quartz countertops
- Rectangular undermount sinks
- Shaker style vanity cabinetry
- Abundant cabinet and drawer storage
- Oversized wall to wall vanity mirror
- Modern vanity light fixtures
- Separate soaking tub
- Glass enclosed walk in shower
- Floor to ceiling tile shower surround
- Recessed lighting
- Separate water closet
- Bright, neutral finishes throughout
- Large walk in closet with built ins

Features & Amenities

STUDY

- Located just outside of the primary bedroom
- Built in study
- Dedicated work from home space
- Upper and lower cabinetry for additional storage
- Ideal for a home office, homework station, or additional workspace

SECONDARY BEDROOM #1

- Located across from secondary bedroom #2
- Walk in closet
- Wood-look tile flooring
- Recessed lighting
- Ceiling fan
- Large windows for natural light

SECONDARY BEDROOM #2

- Spacious secondary bedroom
- Access to juliet balcony
- Large window
- Walk in closet
- Wood-look tile flooring
- Recessed lighting
- Ceiling fan
- Located on the second floor near the additional secondary bedroom

GUEST BATHROOM

- Shared between the secondary bedrooms
- Granite countertop
- Rectangular undermount sink
- Shaker style vanity cabinetry
- Cabinet and drawer storage
- Tall built in linen cabinet for additional storage
- Large vanity mirror
- Tub/ shower combination

- Grey subway tile in shower
- Decorative tile accent niche in shower
- Tile flooring
- Conveniently located between both secondary bedrooms

UTILITY ROOM

- Conveniently located on the 2nd floor between all 3 bedrooms
- Utility sink
- Granite countertop
- Extensive upper cabinetry for additional storage
- Lower cabinet and drawer storage
- Hanging rod
- Convenient countertop space for folding
- Tile flooring