

1109 Voight Street

Houston, Texas 77009

PROPERTY OVERVIEW

A signature residence by **Vecino Homes**, part of **The Vecino Collection**. Designed by **VIARQ Designers**, featuring thoughtfully curated architecture and refined interior finishes that embody timeless luxury and modern sophistication.

LOT SIZE 5,000 Sq Ft **LIVING AREA** 4,060 Sq Ft **TOTAL CONSTRUCTION AREA** 4,913 Sq Ft

Home Highlights

- Dramatic two-story entry foyer with 23'-6" ceiling
- Grand great room with 12' ceilings, electric fireplace, and walls of glass opening to the covered patio
- Formal dining room with dramatic two-story ceiling, wet bar, and custom built-in wine storage
- Chef's kitchen with oversized island and custom cabinetry
- Full butler's pantry for additional prep and storage
- Private office / study with 15' ceiling and concealed bookcase door
- First-floor guest suite with private full bath and walk-in closet
- Second-floor primary suite with cathedral ceiling, fireplace, and private coffee / beverage station
- Spa-style primary bathroom with freestanding tub, oversized shower, dual vanities, and private water closet
- Generous primary closet with built-in shelving
- Second-floor family room ideal for media and game nights
- Bonus room ideal for gym, lounge, or fifth bedroom
- Two additional second-floor bedrooms, each with adjacent full bath
- Laundry room with utility sink and built-in storage
- Mudroom with built-in bench, directly off the garage
- Soaring 12' ceilings across the main level; 10' ceilings on the second floor
- Covered front porch and covered rear patio with built-in grill for outdoor entertaining
- Elevator-ready design for future installation
- Two-car garage with oversized 16' door and direct access to mudroom

DESIGN & INTERIOR FINISHES

Every detail of 1109 Voight Street reflects a commitment to craftsmanship and design excellence. VIARQ Designers have curated a palette of natural materials and bespoke finishes that elevate each space with understated elegance.

Interior Finishes

- Custom white oak kitchen cabinetry
- Natural stone countertops throughout kitchen and bathrooms
- Taj Mahal quartzite kitchen backsplash
- Wide-plank engineered hardwood flooring throughout main living areas
- Designer tile in all bathrooms and wet areas
- Full-height tile showers and tub surrounds
- Frameless glass shower enclosures
- 8' solid core interior doors
- Custom oak stair treads with modern railing system
- Designer lighting fixtures throughout
- Designer selected Hansgrohe brushed bronze and brushed nickel plumbing fixtures throughout
- 4" recessed LED lighting throughout the home

Chef's Kitchen Appliance Package

- 48" Fisher & Paykel Professional Dual Fuel Range
- 30" Fisher & Paykel Panel Ready Refrigerator Column
- 30" Fisher & Paykel Panel Ready Freezer Column
- Two Fisher & Paykel Dishwashers
- 24" Microwave Drawer
- 48" Faber Professional Hood Insert
- Dual-Zone Built-In Wine Center

CONSTRUCTION & STRUCTURAL FEATURES

Built with precision and integrity, this residence showcases the superior construction standards that define **Vecino Homes**. Each element is engineered for longevity, comfort, and performance.

Structural Integrity

- Bell-bottom concrete foundation piers drilled 12 feet deep for long-term stability
- Engineered reinforced slab foundation
- Energy-efficient black-on-black vinyl windows by Value Windows with argon-filled Low-E3 insulated glass
- Custom pivot front door by RAM
- Fire-rated construction at garage walls and ceiling (5/8" Type X)
- Temperature-controlled attic with open-cell spray foam insulation at roof deck
- High-efficiency multi-zone HVAC system
- Tankless water heater system

Smart Home Pre-Wiring

- Security, camera system, audio, and data / WiFi

Exterior Features

- Stone and fiber cement exterior façade
- Architectural shingle roof with ridge venting
- Covered rear patio with built-in grill for outdoor entertaining
- Three 7' x 8' sliding glass door systems opening to the covered patio
- Professional landscaping with irrigation system
- Concrete driveway and walkways
- Energy-efficient exterior lighting package

Vecino Homes — Crafting exceptional residences that blend architectural artistry with enduring quality.

The Vecino Collection — where design, craftsmanship, and comfort converge.