

2039 University

Southgate | Houston, Texas



CAROL ROWLEY



2039 UNIVERSITY BLVD

3 BD | 2 FULL BA | 1 HALF BA | 2,060 SF | 7,721 SF LOT

From the moment you cross the threshold, abundant natural light pours through large windows, illuminating every corner of this beautifully updated residence. The heart of the home is the fully remodeled kitchen, taken down to the studs & expanded for a chef's dream, with crisp finishes & a layout designed for the whole family. The primary suite serves as a true retreat, anchored by a stunningly remodeled primary bath that feels like a private spa. Convenience was clearly a priority here, with the washer and dryer located inside the home for effortless chores. Step outside to a low-maintenance paradise—the backyard features premium artificial turf, offering a lush, green look year-round without the upkeep. Whether you're hosting a summer gathering or enjoying a quiet morning coffee, 2039 University offers a seamless blend of modern style and everyday comfort. All info per sellers. Buyers must verify all measurements, and the garage is sold "as-is"; no repairs will be made to the garage.







HOME IMPROVEMENTS:

OVERVIEW

- **Expanded kitchen (2019):** addition on a new foundation, custom cabinetry, Marvin Ultimate window with low-E glass, Fisher & Paykel appliances
- **Master bath renovation (2019):** custom console cabinetry, Nebia shower system, tile shower with Marvin picture window
- **Whole-house plumbing (2019):** PEX repipe, new main water line, new sewer connection, tankless water heater
- **New HVAC (2019):** 5-ton Trane 16 SEER zoned system, plus an Aprilaire whole-house dehumidifier
- **Electrical update (2019):** new circuits, Cat 6 wiring, Lutron Caséta controls, new premium LED lighting
- **New roof (2019):** full tear-off, GAF Timberline HD shingles, all-new decking
- **Outdoor (2020 to 2025):** synthetic turf, new irrigation, new gutters, and every fence replaced





HOME IMPROVEMENTS:

KITCHEN

The kitchen was **expanded with a new addition in 2019** and rebuilt from the studs.

- **Layout and finishes:** custom cabinetry with premium hardware, Neolith and stained wood countertops, tile backsplash, and blended new with antique wood floors
- **Appliances:** Fisher & Paykel dual-fuel 5 gas burner range with electric oven and warming drawer, vent hood, and refrigerator with in-door water; Samsung convection microwave oven; KitchenAid 360 dishwasher with third rack and ProDry, 44 dBA (new 2026)
- **Sink and water:** Kohler Riverby sink, InSinkErator Evolution Supreme, Continuous Feed Garbage Disposal, and Culligan water filtration for the refrigerator















HOME IMPROVEMENTS:

MAJOR SYSTEMS

Every core system was replaced or updated in the 2019 renovation, with City of Houston building, plumbing, electrical, and HVAC permits.

- **Roof:** complete tear-off and replacement with GAF Timberline HD shingles and new decking across the entire roof.
- **HVAC and air quality:** new 5-ton Trane 16 SEER system with a damper (zoning) system for multilevel control, Ecobee smart thermostats, Aprilaire 1850 whole-house dehumidifier (95 pint), and new bathroom exhaust fan.
- **Plumbing:** whole-house PEX repipe, new main water supply line, new sewer connection, new water heater, and a broken cast-iron drain repaired.
- **Electrical:** outdated wiring replaced, new kitchen circuits including 220V for the oven, recessed and high-performance LED light sources, and a Sense whole-home energy monitor.
- **Structure and drainage:** kitchen addition built on a new foundation with a support beam, rotted kitchen subfloor replaced, and a new storm drain (100 ft of 4-inch pipe) tied into the existing system.



HOME IMPROVEMENTS:

INTERIOR FINISHES

The interior was **fully repainted and the wood floors refinished throughout** in 2019.

- **Floors and paint:** wood floors repaired and refinished throughout; all interior walls, trim, and cabinetry painted; wall and ceiling cracks repaired and repainted, and woodwork recaulked (2026)
- **Doors and windows:** new exterior door, new thresholds and weatherstripping; front door rebuilt, and front entry, back door, and entry hall restored and repainted (2025)
- **Storage:** custom wardrobe cabinetry in a bedroom; Elfa closet system in a bedroom closet
- **Laundry:** new upstairs laundry room (2026) with new drain and supply lines, floor drain, gas dryer line, exterior-vented dryer duct, GFCI-protected washer circuit, stacked LG washer and dryer, and Elfa shelving system
- **Window treatments:** custom top-down/bottom-up shades in a bedroom, Lutron Serena motorized shades in two bedrooms, and the living room









HOME IMPROVEMENTS:

BATHROOMS

The **master bath** was completely renovated in 2019, and the home has Duravit Philippe Starck toilets.

- **Master bath:** custom console cabinetry with dual undermount sinks, lighting, Nebia shower system, tiled shower with tiled ceiling and glass enclosure, Marvin picture window, and mirrors
- **Secondary bath:** sink relocated, new mirror, lighting, regouted, and recaulked
- **Powder bath:** new vanity cabinet, sink, faucet, and mirror (2026); new drain and supply plumbing







HOME IMPROVEMENTS:

SMART HOME/TECHNOLOGY

Lighting, shades, security, entry, and irrigation are **all app-controlled**, with wired network to support mesh WiFi and symmetrical gigabit fiber internet service available.

- **Lighting and shades:** Lutron Caséta lighting, shade, and fan controls throughout; 11 motorized Lutron Serena honeycomb shades in two bedrooms and the living room
- **Security and entry:** Ring Alarm and Ring Doorbell, Yale smart locks for keyless access, LiftMaster motorized gate with myQ app control
- **Climate and energy:** Ecobee thermostats and Sense power monitor
- **Networking:** wired Ethernet backhaul and Cat 6 wiring; AT&T gigabit fiber service available





HOME IMPROVEMENTS:

EXTERIOR

The yard was professionally landscaped from 2020 to 2021, with synthetic turf added in 2025, and every wood fence was replaced since 2021.

- **Synthetic turf (2025):** about 1,440 sq ft of synthetic turf with edging, plus a gravel area by the playground
- **Irrigation (2021):** new irrigation system with a B-hyve XR 8-zone smart controller
- **Gutters (2021):** new gutters with round white downspouts
- **Landscaping (2020 to 2021):** baby gem boxwood hedges, dianella, azaleas, and snow-in-summer; Mexican beach pebble beds; decomposed granite driveway with regrading
- **Gates and exterior:** gates repaired and LiftMaster motorized driveway gate; front of the house repainted; brick repaired and recaulked; exterior washed and window sills repainted (2026)
- **Wood Fence Sections Replaced:**
 - South ($\frac{3}{4}$) - March 2025
 - West - September 2024
 - East - May 2022
 - South ($\frac{1}{4}$) - November 2021







2039 UNIVERSITY BLVD

YEAR BUILT

1931

HOME SQUARE FOOTAGE

2,060

LOT SQUARE FOOTAGE

7,721

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.

ALL INFO PER SELLER
GARAGE BEING SOLD IN AS-IS CONDITION, NO
REPAIRS WILL BE OFFERED.

