

739 Cortlandt

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This is an elegant home on one of the premier streets in Houston Heights. Originally built in 1906 (HCAD), the home was expanded and redone in 1995 and the kitchen was updated in 2008*. The generous room sizes, the 10.5 ft. ceilings, the Brazilian cherry wood floors, and the gallery hallway make this both a warm, inviting home and a beautiful venue for entertaining. *= Per Seller*

*1 Floor; 3 Bedrooms; 2 Full Baths / 1 Half Bath; 2-Car Detached Garage
2,324 sq ft (per Appraisal District) on 6,600 sqft Lot (Per Appraisal District)*

ENTRY

Decorative inlaid mosaic tile address marker in sidewalk
Custom wrought iron fence with acorn finials encloses lushly landscaped front yard
Lockable, wide entry gate (48") with decorative address plaque and mail box
Brick walkway in herringbone pattern with brick edging
Brick steps to front porch
Covered entry porch with "ultra wood" flooring, beadboard ceiling supported by turned wood posts with carved gingerbread corner trim, and wood handrail atop wood spindled balustrade
Stained wood front door with Baldwin brass hardware, upper level beveled glass panel insert, carved wood details and overhead glass transom
Dual polished brass electric coachman's lanterns on both sides of door

GALLERY HALLWAY – 6' 3" X 52' 5"

Ceiling height = 10' 2"
Block paneled walls with chair rail
8-arm polished brass candelabra chandelier
Wall mounted polished brass candelabra sconce lights
Closet with hanging bar and overhead shelf storage
Recessed lighting
Directional halogen art lights
Brazilian cherry wood* floor with contrasting double inlaid maple* border trim
Cased doorways and cased openings to Living Room, Dining Room and Kitchen
Mahogany double pocket doors to Library

POWDER

Kohler pedestal sink with decorative polished brass fixtures
Polished brass wall sconces

Decorative gilded vanity mirror with beveled edges
Chair rail over block-paneled wainscoting
Multi-piece crown molding
Wall mounted glass display shelf
Brazilian cherry wood* floor

LIBRARY – 14' X 13'

Wood burning fireplace with carved wood mantel granite tile surround, and granite tile hearth framed into Brazilian cherry wood* floor with contrasting maple* border
Block-paneled over-mantel
Carved wood built-ins on both sides of fireplace with adjustable shelves above and cabinets below
Chair rail over block-paneled wainscoting
Tall (66") sash windows
Wall mounted brass sconce lights with shades
Extended height (9") multi-piece crown molding
Recessed lighting
Directional halogen art lights
Directional spotlight focused on over-mantel
Center ceiling wired for light fixture or ceiling fan
Brazilian cherry wood* floor

LIVING ROOM – 13' 4" X 14'

Chair rail over block-paneled wainscoting
Tall sash windows
Extended height (9") multi-piece crown molding
Recessed lighting
Directional halogen art lights
Center ceiling wired for light fixture or ceiling fan
Brazilian cherry wood* floor
Cased opening to Gallery Hallway
Open to Dining Room

DINING ROOM - 13' 4" X 11' 6"

Fluted wood columns support arched and lighted architectural pediment over Dining Room entrance from Living Room

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.

8-arm polished brass candelabra chandelier
 Chair rail over block-paneled wainscoting
 Tall sash windows
 Extended height (9") multi-piece crown molding
 Recessed lighting
 Directional halogen art lights
 Brazilian cherry wood* floor
 Cased opening to Gallery Hallway
 Swinging Door to Kitchen

KITCHEN – 11' 6" x 12' 4"

Wood cabinets with custom hardware, some glass faces, under-cabinet lighting, and top-of-cabinet display space
 Custom cabinetry features include under-counter pull-out shelves, deep pan drawers, wide drawers, and compartmented platter storage
 Vermont soapstone* counters with 3" x 6" sandblasted glass subway tile backsplash
 Lighted 5-shelf display tower
 Built-in pantry cabinet with upper level pull-out shelves, drawer & cabinet storage, TV niche and upper level glass-faced display cabinet
 Bosch stainless steel dishwasher
 Viking stainless steel microwave
 Viking stainless steel self-cleaning oven, with bake/broil/roast convection capabilities
 Viking stainless steel 5-burner gas cooktop
 Viking vent / light with cabinet facade
 Under-mounted stainless steel double sink with single lever fixture with retractable sprayer head and disposal
 Wide (44') window over sink overlooks Dining Verandah
 Crown molding
 Recessed lighting
 Brazilian cherry wood* floor
 Open to Breakfast Room

BREAKFAST ROOM – 6' 3" x 12' 10"

Two sets of mahogany double doors with glass panel inserts lead to Dining Verandah
 Crown molding
 Recessed lighting
 Directional halogen art lights
 Brazilian cherry wood* floor
 Cased opening to Gallery Hallway

UTILITY

Space for full sized washer and dryer

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Electric dryer connections
 Cabinets over washer and dryer

MASTER SUITE

MASTER BEDROOM – 14' x 15' 10"

Vestibule entry with tall (7' 1") sash window, wall-mounted sconce lighting and Brazilian cherry wood* floor
 Wall of (4) glass doors with Baldwin brass hardware and estate lever handles leading to rear yard and covered porch
 Wood burning fireplace with carved wood mantel, marble tile surround, and marble tile hearth framed into Brazilian cherry wood* floor with contrasting maple* border
 Coffered ceiling vaulted to 11' 5"
 Crown molding
 Ceiling fan
 Recessed lighting
 Directional halogen art lights
 Brazilian cherry wood* floor with extended height (9") double-edged baseboards

MASTER BATH

Two Kohler sinks with polished brass fixtures set in marble tile countertop with drawers and cabinets below
 Hinged vanity mirror conceals two mirror-faced medicine cabinets
 Deep Kohler soaking tub set in marble tile deck
 Window with plantation shutters over tub
 Shower with marble tile surround, bench seat, polished brass fixtures, and rimless glass door and enclosure
 Separately enclosed water closet with wall mounted glass shelf over commode
 Built-in linen cabinet with two laundry-drop compartments
 Recessed lighting
 Crown molding
 12" x 12" marble tile floor
 Walk-in closet with pocket door, double and single hanging bars with overhead shelves, built-in shelving, 2 built-in chests of drawers, ceiling mounted light fixtures, ceiling mounted pull-down attic access stairs and Brazilian cherry wood* flooring

Bedroom # 2 – 14' x 11'

Built-in floor to ceiling cabinet suitable for TV niche and audio equipment
 Ceiling fan
 Sash windows with plantation shutters
 Walk-In closet with double hanging bars and built in shelving
 Brazilian cherry wood* floor with extended height (9") double-edged baseboards
 Stained wood pocket door to bath with solid overhead transom decorated with embossed appliques
 Shared bath (with Bedroom # 3): Kohler sink with chrome and brass fixtures set into diagonally set ceramic tile counter with drawers and cabinets below; 4" x 4" ceramic tile wainscoting accented by "twisted rope" ceramic border tiles in contrasting color; cabinet over commode; ceiling level decorative stained glass window; tub/shower with brushed nickel and brass fixtures and 4" x 4" ceramic tile surround; and stone tile floor inlaid with diagonally set 2" x 2" ceramic accent tiles

Bedroom # 3 – 14' x 11'

Ceiling fan
 Recessed lighting
 Directional halogen art lights
 Sash windows with plantation shutters
 Walk-In closet with double and single hanging bars and built in chest of (4) drawers
 Brazilian cherry wood* floor with extended height (9") double-edged baseboards
 Stained wood pocket door to bath with solid overhead transom decorated with embossed appliques
 Shared bath (with Bedroom # 2)

Professionally landscaped property with automatic sprinkler system, drains, flowering shrubs, mature plantings, landscape lighting, stone planters, stone walkways, brick walkways, stepping stones and 8' wood privacy fence
 Rear stone patio with brick border and scalloped planting pockets
 Landscaped lane entrance to Garage

OTHER FEATURES

Tall ceiling (10' 2") throughout with 11' vaulted ceiling in Master Bedroom
 Extensive use of millwork and moldings; all doors and windows are cased
 Solid core raised-panel interior doors (8') with brass hardware
 Extended height multi-piece crown molding
 Extended height double-edged baseboards
 Lutron* lighting system with dimmers on most wall plates
 Jamb lights in most closets
 Honeywell thermostats with LED display
 Alarm system
 Pre-wired with Cat5 wiring for cable and multiple phone lines
 Pre-wired for speakers and volume control throughout the home, breakfast deck and back porch
 Garage has plumbing stub-outs for sink
 Attic has stub-outs for a bathroom
 Detached 2-car garage with built-in work counters with cabinets above and drawers and cabinets below; automatic garage door opener; wall-mounted pegboard, ceiling mounted pull-down attic access stairs and windows illuminate the interior
 Rear paved lane provides access to garage

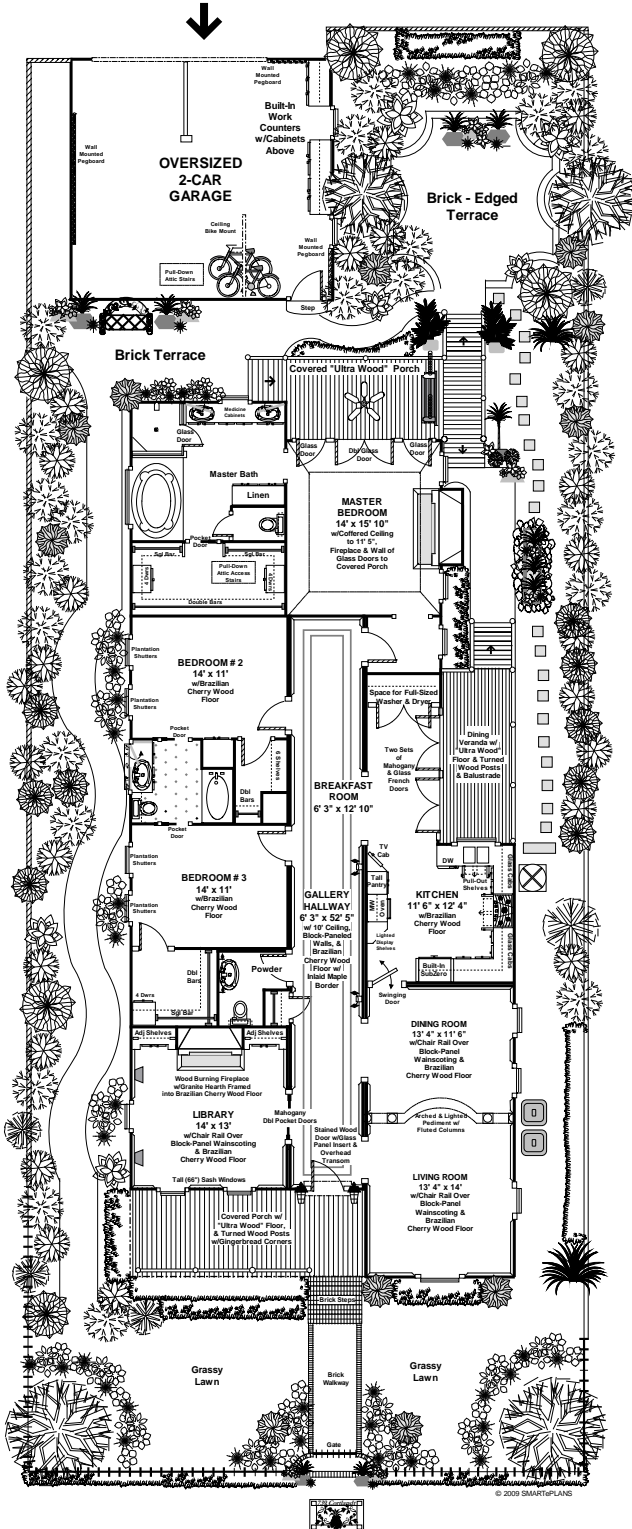
OUTDOOR LIVING SPACE

Open air Dining Verandah for alfresco dining is accessed thru double glass French doors from the Breakfast Room. Elevated porch with "ultra wood" flooring, exterior lighting, newel posts, wood-spindled balustrade and hand rail
 Rear covered porch with "ultra wood" porch with beadboard ceiling supported by turned wood posts; and wood handrail atop wood spindled balustrade

* = Per Seller

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PAVED LANE ACCESSES GARAGE



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