
800 DOROTHY | THE HEIGHTS

PROPERTY OVERVIEW:

- Fully updated & expanded Craftsman-style home.
- Situated on a prime corner lot in the Heights, one of Houston's most accessible & highly sought-after areas.
- One block from M-K-T, Heights Bike Trail, & Lawrence Park.
- Less than 1-mile from Heights Mercantile, 11th Street, White Oak Drive, & Donovan Park.
- Expanded addition & 2017 renovation by Brickmoon Design & Tidwell Builders.
- 3,656 SF
- 4/5 Bedrooms
- 4.5 Bathrooms
- Primary bedroom downstairs
- Versatile game room or Mother-in-Law suite.
- Study lined with dual built-in desks.
- 800+ SF of covered patio space
- Private driveway & full-sized garage
- 3 HVACS (downstairs unit = 2018 & game room area = 2017)

SIGNIFICANT FEATURES & RECENT UPDATES:

- Beautiful hardwood floors throughout all main areas, bedrooms, home office, MUD room, on both sets of stairs, & upstairs landing (refinished in 2017).
- Expansive open concept living room.
- Stunning kitchen updates
- Plantation shutters
- Brand new windows in the kitchen, living room window (next to the fireplace), & upstairs secondary bedroom.
- Brand new exterior bridge leading from the street to the wrought iron gate.
- Entire wrought iron gate & fence was just painted (April 2024)
- Dual staircases: One leading to the secondary bedrooms, workout room, & home office & the other leading to the versatile game room/mother-in-law suite.

In 2017 the home was expanded and renovated by Brickmoon Design and Tidwell Builders. The list below is the partial scope of work:

- Expanded kitchen/breakfast room & added a walk-in pantry.
- Updated the kitchen with stunning cosmetic finishes, added a 7' island, & new stainless-steel appliances.
- Added custom built-in breakfast banquet with tongue & groove backing.
- Updated the primary, secondary, & half bathrooms.
- Added on the screen in porch area & outdoor kitchen area.
- Added rubber wood look flooring to the exercise room.
- Added new siding to the new enclosed portion & repainted the entire exterior siding, trim, & porch ceilings.
- Interior paint throughout.

- Enclosed the outside area between the house & garage to connect the spaces & added the following:
 - MUD room with bench, anchored by lower & two sets of upper custom built-in cabinets, shoe storage, & hooks with tongue & groove backing.
 - Drop zone, conveniently located by the garage entrance, includes a lower cabinet with granite counters & plug for a charging station.
 - A storage area underneath the stairs.
 - Split level area with wood floors in the MUD room & on the stairs & oversized tile floors on the lower level leading to the covered patio & garage.
 - A new seamless window allowing natural light into the space.
 - New back door leading to the covered screened in porch.
- Versatile game room or mother-in-law suite was renovated down to the studs & upgraded with:
 - 16' of custom built-in cabinets lining the entire wall.
 - A built-in beverage fridge.
 - Queen sized Murphy bed.
 - Flush mount speakers
 - Added a full bathroom with elevated cabinets with granite counters.
 - Oversized shower with floor-to-ceiling subway tile & honeycomb tile flooring.
 - Closet
 - Pocket doors
 - Upgraded carpet & padding.
 - Pull-down attic space.
- Non-Cosmetic upgrades added in the addition include:
 - Spray foam insulation underneath the entire house.
 - Energy efficient fiberglass batts in all new cold walls, ceilings, & floors. R13 for walls & R 30 for ceilings.
 - New roof
 - Added a dedicated HVAC, heater, & water heater.
 - Added 6 new piers underneath the expanded breakfast room & pantry.
 - Extended gutters to surround the expanded portion.

[CLICK HERE](#) to view the architectural plans from Brickmoon Design.

*Final design may have some minor changes from this version.

STUNNING KITCHEN, EXPANSIVE LIVING ROOM, & DINING ROOM:

- Updated kitchen complete with:
 - Gorgeous granite counters
 - Glass subway tile backsplash
 - Updated cabinets accented with crown molding, designer hardware, soft close drawers, pots/pans drawers, full-size pull-out trash & recycling, & undercabinet lighting.
 - Huge island
 - Eat-up breakfast bar.
 - Thor 6-burner stainless steel dual fuel professional range accented with brick surround.
 - Recessed lights
 - Stainless steel energy star rated smart dishwasher.
 - Built in stainless steel 46-bottle dual zone wine fridge.
 - Undermount sink, pulldown faucet, & flush countertop disposal button.
 - Designer lighting
 - Huge walk-in pantry
- Spacious light filled living room with fireplace highlighted by stone surround.
- Formal dining room with designer lighting, recessed lights, & French doors leading to the huge covered front patio.
- Crown molding with added trim.

FUNCTIONAL FLOORPLAN & QUALITY DESIGNER FINISHES:

- A downstairs primary bedroom with hardwood floors & crown molding.
- The luxurious ensuite primary bathroom features:
 - Massive walk-in shower with decorative tile inserts & a built-in bench.
 - Clawfoot tub surrounded by beadboard paneling accented with a trail rail & a large, frosted window.
 - A giant walk-in closet with built-in shelves.
 - Floor to ceiling built-in cabinets.
 - Dual sinks with two rows of pull-out drawers providing more storage space.
 - A framed mirror & designer lights.
 - Crown molding.
 - Separate water closet.
 - Updated tile floors.
- Separate set of stairs leads to the versatile game room or mother-in-law suite.
- Spacious secondary bedrooms with hardwood floors & crown molding.
- Home office with French doors, dual built-in desks lining both sides, crown molding, recessed lighting, & leads to the upstairs covered porch.
- Exercise room with rubber flooring, mirrored wall, & ballet bar.
- Secondary bathrooms updated with granite counters, an enclosed shower, framed mirror, & beadboard lower walls.
- Huge laundry room with 12' of upper built-in cabinets & lower cabinets with ample counterspace.
- ½ bathroom with pedestal sink, framed mirror, beadboard walls, & designer lighting.
- Ample storage space throughout.

THE GREAT OUTDOORS:

- 800+ SF of covered patio space includes:
 - 35' covered front patio spanning the entire width of the home, is surrounded by wrought iron railing, bead board ceiling, & dual ceiling fans.
 - 100 SF upstairs patio, located off the home office, with slate floors, ceiling fan, & beadboard ceiling.
 - Screened in covered patio with built-in wood-stained bench, tongue & groove ceiling, enclosed TV box, recessed lights, & ceiling fan.
- Located on a rare & highly coveted corner lot.
- Captivating Craftsman-style front elevation with brick sidewalk, extra-wide brick steps with wrought iron handrails anchored by coach lights, & brick surrounding the lower pier & beam.
- Outdoor kitchen with granite counters, stainless steel grill, brick surround, & is surrounded by a wood privacy fence.
- Newly painted wrought-iron fence surrounding all street facing front & side of the home.
- Double-wide private driveway.
- Sprinkler system
- Full gutters

ACCESSIBLE, WALKABLE, & HIGHLY SOUGHT AFTER LOCATION:

The Heights combines small-town charm with urban convenience, offering walkability, a vibrant bar and restaurant scene, and frequent community events, farmers markets, and street fairs. Located minutes from downtown Houston, The Heights has solidified its place as one of the city's most desirable neighborhoods, known for its quirky shops, galleries, strong local business support, and diverse mix of Victorian mansions, Craftsman-style bungalows, and unique modern homes.

- **A rare truly walkable location one block from:**
 - M-K-T Heights, Lawrence Park, Heights Mercantile, & the upcoming Swift Building redevelopment project.
 - The Heights Bike Trail, providing quick access to Heights Mercantile, White Oak Drive, & Nicholson Bike Trail offering a seamless connection to historic 19th Street. Connects to inner loop Hike & Bike paths along Buffalo Bayou & White Oak Bayou.
- **M-K-T Market (0.2 miles):**
 - Architectural gem with a 4.7 mile trail & 4 acres of green space.
 - Boutique retail, chef-driven restaurants, & night life options.
 - Community spaces hosting 150-200 markets, events, yoga classes, & wine tastings annually.
- **Heights Mercantile 0.7 miles):**
 - Spread across five buildings with diverse restaurants, eclectic shops, yoga, & wellness studios.
 - Ample outdoor space for leisure & events.
 - Hosts the Heights Mercantile Farmers Market every second & fourth Saturday of the month.
- **White Oak Drive (less than 2 miles):** Popular dining & entertainment district with a variety of dining options, from casual bar & grills to upscale restaurants.
- **11th Street (0.5 miles):** Popular destination for local businesses, shopping, dining, & entertainment in Houston Heights.
- **Historic 19th Street (1.5 miles):**
 - Lined with independent boutiques, antique stores, artisan jewelry shops, art galleries, & top-rated restaurants.
 - Quaint cafes & live music venues enhance the small-town vibe.
 - Hosts popular events like White Linen Night, First Saturday Arts Market, & Third Thursdays Sip & Socials.
- **Donovan Park (0.8 miles):** Spacious railroad-themed playground hosting local events such as picnics, the Spring Home & Garden Tour, & more.
- **Lawrence Park (1 block away):** Features a playground, swings, large basketball pavilion, covered picnic tables, & ample green space.
- **The Swift Building (0.5 miles):** Situated between M-K-T & Heights Mercantile, the Swift Building is being restored & developed into 60,000 SF of trail-fronting restaurants, retail spaces, & boutique offices with patios overlooking the popular hike-&-bike trail. Slated to be completed next year, the plans include:
 - Direct pathways connecting to the adjacent hike-&-bike trail.
 - Rooftop cocktail lounge or restaurant.
 - Patios for every restaurant facing the hike-&-bike trail.
 - 25,000 square feet of restaurant & retail space.
 - Wooded ravine with new walking paths connecting to M-K-T.