



\$5,250,000.00

1604 NORTH BLVD, HOUSTON, TX 77006, USA

<https://test.houston-re.com>



The Villa at 1604 North Blvd, is an architectural masterpiece highlighting Italian luxury in the heart of Houston. The estate recently experienced its own renaissance through an extensive no expense spared remodel. Located in the prestigious Boulevard Oaks Historical District, The Villa combines the finest materials, and antique architectural embellishments collected throughout Europe and Italy. [...]

Rooms & Units Description



Property title: 1604 North Houston Texas 77006	Room Count: 19
Room Description: 1 Living Area,Breakfast Room,Family Room,Formal Dining,Guest Suite,Guest Suite w/Kitchen,Home Office/Study,Living Area - 1st Floor,Media,Quarters/Guest House,Sun Room,Utility Room in House,Wine Room	Beds Max: 6
Bed Room Description: 1 Bedroom Down - Not Primary BR,En-Suite Bath,Primary Bed - 2nd Floor,Sitting Area,Walk-In Closet	Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower
Photo Count: 32	HOA Mandatory: 1

Property Details

Parcel Number: 053-034-000-0008	Lot Description: Subdivision Lot
Style: Mediterranean	List Type: Exclusive Right to Sell/Lease
Price Sq Ft List: 610.32	Acres Description: 1/4 Up to 1/2 Acre
Dwelling Type: Free Standing	Stories: 2
Floors: Marble Floors,Stone,Tile,Wood	Ownership: Full Ownership
Restrictions: Deed Restrictions,Historic Restrictions, Deed Restrictions,Historic Restrictions	

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Balcony,Covered Patio/Deck,Detached Gar Apt /Quarters,Fully Fenced,Patio/Deck,Porch

Roof: Tile

Garage Desc: Attached Garage,Oversized Garage

Heat System: Central Gas

Pool Private: 1, Gunite,In Ground

Fireplaces Number: 2

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Countertops: Granite/Marble

Siding: Brick,Stone,Stucco,Wood

Interior: 2 Staircases,Alarm System - Owned,Balcony,Crown Molding,Disabled Access,Elevator,Fire/Smoke Alarm,High Ceiling,Refrigerator Included,Spa/Hot Tub,Wet Bar

Foundation: Pier & Beam

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Gas Connections,Wood Burning Fireplace

Energy: Ceiling Fans,Digital Program Thermostat,Generator,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,North/South Exposure

Oven Type: Double Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Basics

Baths Full: 5

Year Built Src: Appraisal District

Baths Half: 2

Price Change Timestamp: 2023-06-08T11:30:11.857

Location Details



Area: 17

School District: 27 - Houston

School Elementary: POE ELEMENTARY SCHOOL

School High: LAMAR HIGH SCHOOL (HOUSTON)

Geo Market Area: Rice/Museum District

Zip: 77006

County Or Parish: Harris

Directions: From 59 go south on Greenbriar - East on Bissonnet - North on Mandell to North Blvd. Property is on the north/west corner of Mandell and North Blvd.

School Middle: LANIER MIDDLE SCHOOL

Subdivision: Edgemont

State: Texas

City: Houston

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional

Legal: LT 8 BLK 2 Edgemont

DOM: 401

Realist Block: Deed Restrictions,Historic Restrictions

Disclosures: Sellers Disclosure

Exclusions: See listing agent

Range Type: Gas Cooktop,Gas Range,Grill

Legal Subdivision: EDGEMONT

Courtesy of

List Office Name: Douglas Elliman Real Estate

