

## 303 Navasota - Home [fully renovated 2022]



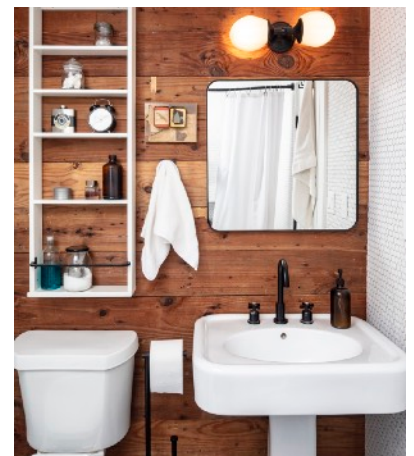
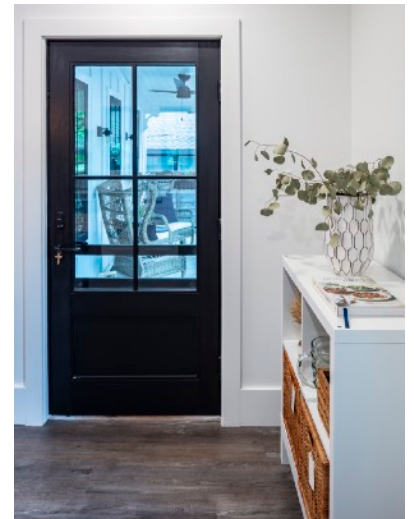
### >> Retaining Character of 1920's Bungalow

- Deep front porch w/ outdoor ceiling fan
- Anderson front door w/ screen door
- Anderson casement & awning window
- Original long-leaf pine wood-slats (salvaged from house during renovation) cover walls in bath living spaces - w/ nail holes adding character & pointing to the home's history
- Prairie-style 5-panel, solid core doors
- Newly renovated hall bath - hexagon mosaic tile, narrow soaking tub, pedestal sink w/ black cross-knob fixtures



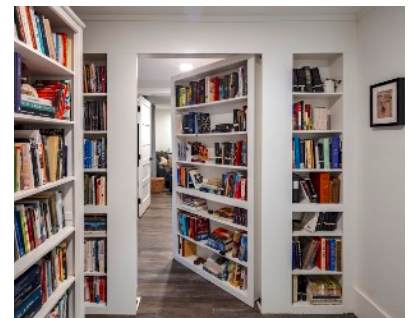
### >> Large Dining Farm-House Kitchen

- Custom cabinetry w/ black, customizable library pulls
- Quartz countertops
- Large, single-basin black sink w/ commercial hand-held sprayer
- Additional black bar sink
- 6-burner, stainless steel commercial-style range & griddle + two ovens
- Two dishwashers for ease of entertaining without using paper & plastic
- Refrigerator hidden to beautify kitchen
- Pantry w/ adjustable shelves
- Custom open shelving in kitchen made of steel & white pine barn wood
- Edison bare-bulb pendant fixtures over the dining table

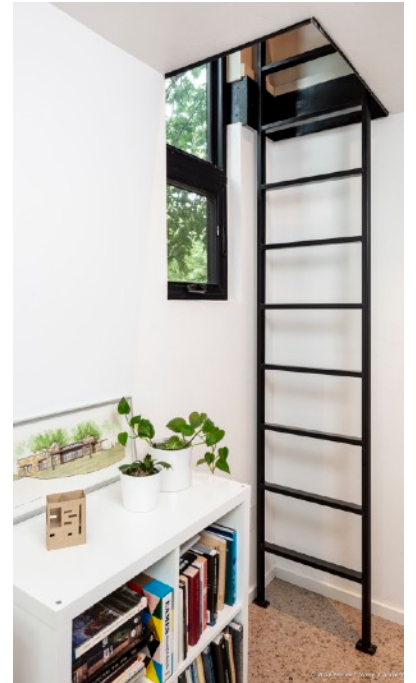
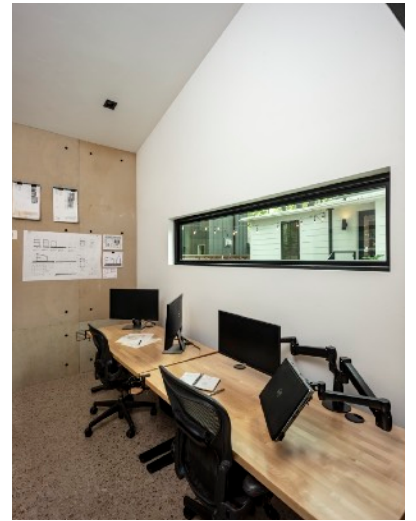


### >> Special Touches

- Strategically placed windows for cross-ventilation, breezes & view
- Kitchen window view of mature vines over custom-designed steel trellis
- Murphy Door - enables closing half of the house w/ exterior entrances for each

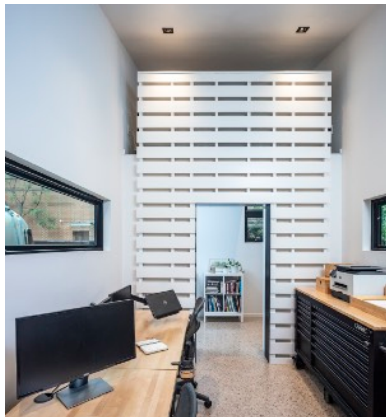


## 303 Navasota - Studio Addition [built 2023]



### >> Exterior

- Private Rear Entrance: accessible via gated parking area
- Custom local craftsman-built, steel-blade awning over door & windows
- Standing-seam steel roof
- Anderson door w/ lever hardware
- Anderson awning windows
- Traditional 3-coat smooth-troweled stucco exterior (smooth as butter!)



### >> Interior

- Exposed aggregate concrete flooring w/ terrazzo appearance
- Floor-to-ceiling Homosote tackable wall surface
- Wood slat wall & square recessed lighting
- Custom local craftsman-built steel door frame & ladder to loft
- Eco-friendly mini-split, ductless air conditioner
- Spray foam insulation in walls, roof & insulated structural sheathing in walls
- Convert to guest quarters by adding bathroom

## 303 Navasota - Landscaping & More...



### >> Thoughtfully Designed Landscape

- Low maintenance yard w/ black basalt rock ground covering
- Raw steel planters w/ fountain
- Native, drought resistant plants (Red Turks Cap, Silver Pony's Foot, Leopard Plants, Lantana, Indigo Spires, Lamb's Ear and Beauty-berry which blooms stalks of vibrant magenta berries in September)
- Yard shaded by mature Pecan & Catalpa trees
- Elm & Crepe Myrtle frame front porch



### >> Fenced Yard & Parking

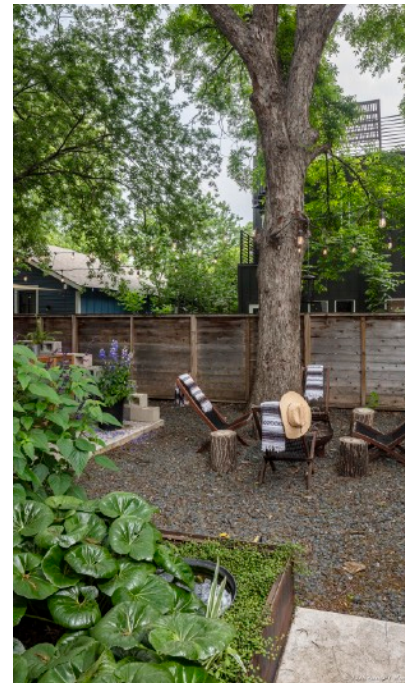
- Gated side & back yard
- Private alley-access parking w/ sliding gate (2 spaces)
- On-street Residential Permit Parking provides visitor & additional spaces (parking permit hang-tags valid thru December 2026 - annual renewal w/ City)

### >> Ample Extra Storage

- Exterior Keter Storage Units (2)
- Back Porch Storage Closet
- Insulated attic space w/ storage
- 900+ SF dry storage area under house in 3' crawl space

### >> 20' Caravel Airstream [2019]

- L-Shaped Kitchen w/ 3-burner gas cooktop, microwave, fridge & SS sink
- Booth Dinette (easily converts to twin bed)
- Full Bath w/ large shower
- Full-size Bed w/ memory foam mattress & underbed storage
- Panoramic Windows & sun roof vents (rain-sensored self-closing)
- Large pull-out patio awning



**Skout**<sup>x</sup>

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