

## 903 E 14th Street [78702] - Features



### >> Exterior

- Stunning screened porch (216 sf) off primary bedroom upstairs - composite flooring + custom drainage system
- Covered back porch (216 sf) - beadboard ceiling & awnings
- Expansive front porch
- Fully fenced yard w/ multiple seating areas + 12x16 shed
- 0.17-acre lot abuts Swede Hill Park - no neighbors to the east
- Alley access - allows for future ADU or garage apartment



### >> Interior

- First floor opened up - dedicated office; guest bedroom; full bathroom; front-of-house living room; sitting/flex room; large kitchen + sun-filled dining area
- Two en-suite bedrooms w/ ample closets upstairs
- Secondary BR - vaulted ceiling & upper clerestory windows
- Upstairs flex/sitting room - custom bookcases & bathroom access
- 2nd floor laundry room w/ cabinets & two attic storage areas



### >> Rebuild & Enlarged [2010]

New kitchen; bathrooms; electric; plumbing; sewer line (2018); double-pane windows; hardwood floors throughout; extensive custom shelving; 30-year shingle roof w/ radiant barrier; piers to strengthen foundation; entire second floor

### >> Special Touches

- **Kitchen:** butcher block island w/ shelving; porcelain apron sink; large pantry; granite counters; custom glass-front cabinets; new microwave/convection/air fryer
- **Primary Bath:** Large soaking tub; separate walk-in shower; double vanity; local granite counters from same quarry as the Texas Capitol granite
- **Primary Bed:** Opens to upstairs screened-in porch