
WEISSWOOD HEIGHTS

 LORANNETTE
GROUP



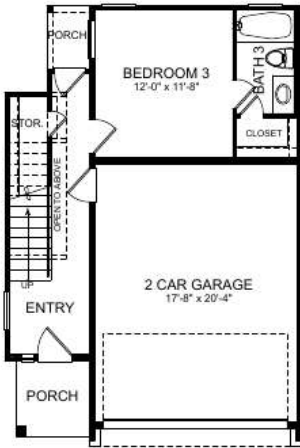


ASPEN FLOOR PLAN





ASPEN FLOOR PLAN



FIRST FLOOR PLAN

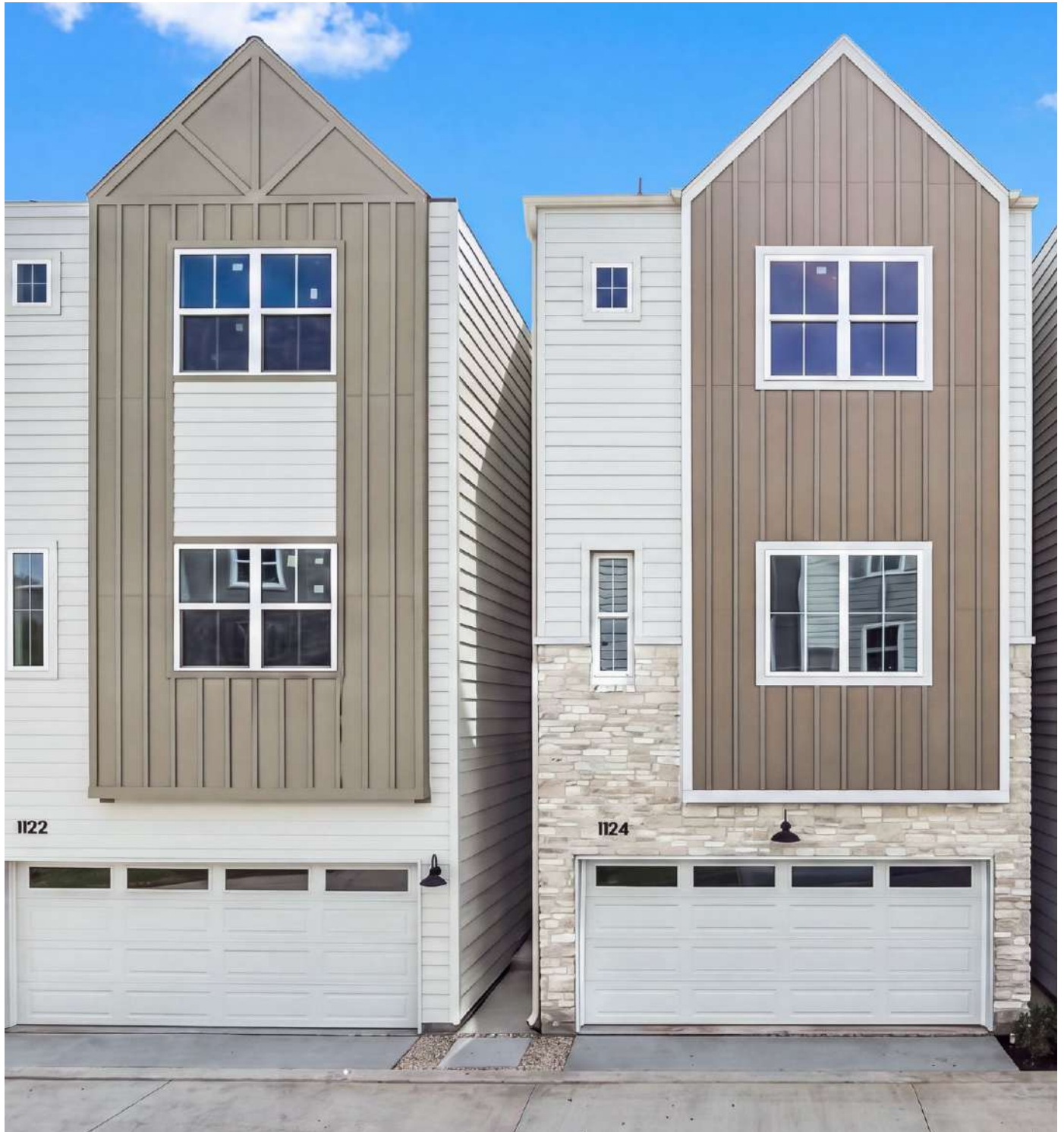


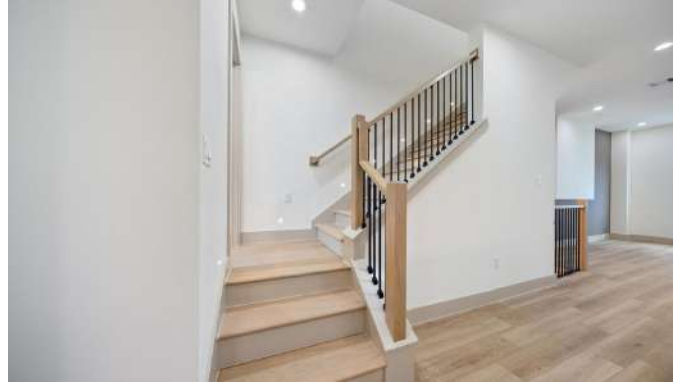
SECOND FLOOR PLAN



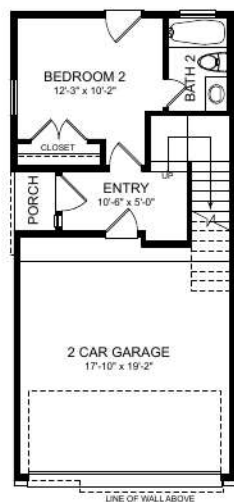
THIRD FLOOR PLAN

BIRCH FLOOR PLAN - 1124

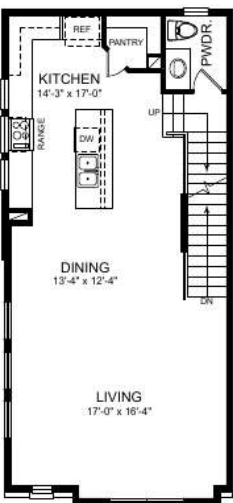




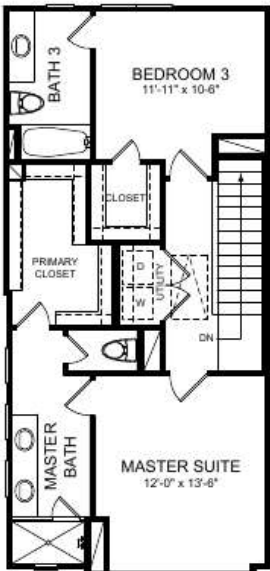
BIRCH FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



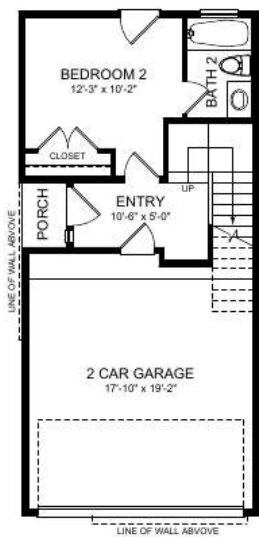
THIRD FLOOR PLAN

BIRCH FLOOR PLAN - 1126

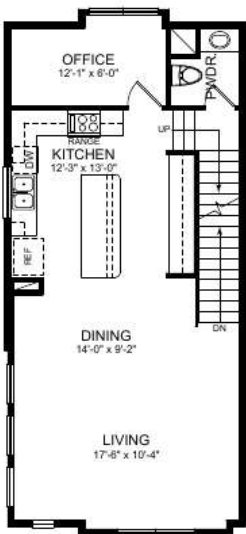




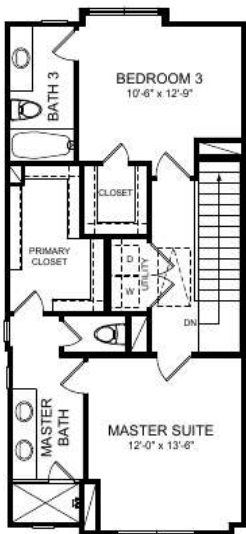
CEDAR FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



STANDARD FEATURES VS. UPGRADES

PLAN DETAIL		DIMENSIONS	
Bedrooms	3 Bed	1st Floor	12-Foot Ceiling Height
Full Bathrooms:	2 Full Bath	2nd Floor	10-Foot Ceiling height
Half Bathrooms:	1 Half Bath	1st Floor	Varies
Backyard	Yes	2nd Floor	Varies
Garage	2 Cars	Total	2,650+ Sq Ft

INTERIOR & EXTERIOR QUALITY FEATURES

- Red Oak Handrail
- Accent Wall in Living Room
- Stair Plugs w/ Night Light Feature
- Custom Primary Closet Shelving System
- Oversized Windows
- 9 - 10 Ft. Ceiling Heights
- 8 Ft. Door Heights (*Per Location)
- 6" Baseboards & 6" Gutters
- Zoned AC System
- Exterior Brick Facade Accent (per plan)

PREMIUM KITCHEN & BATH FEATURES

- Kitchen Under Cabinet Lighting
- 9 Ft. Kitchen Island
- Whirlpool Appliances in Kitchen
- USB Plugs in Bedrooms & Kitchen
- Primary Bathroom w/ Freestanding Tub & Shower Accent Wall (per plan)
- Floor to Ceiling Tile in the Primary Bathroom (per plan)
- Shower Niches
- Frameless Backlit Mirror

UPGRADE OPTIONS

- Refrigerator, Washer & Dryer
- Primary Bedroom Trim Accent
- Black Panel Kitchen (Cabinets, Countertop, Backsplash)



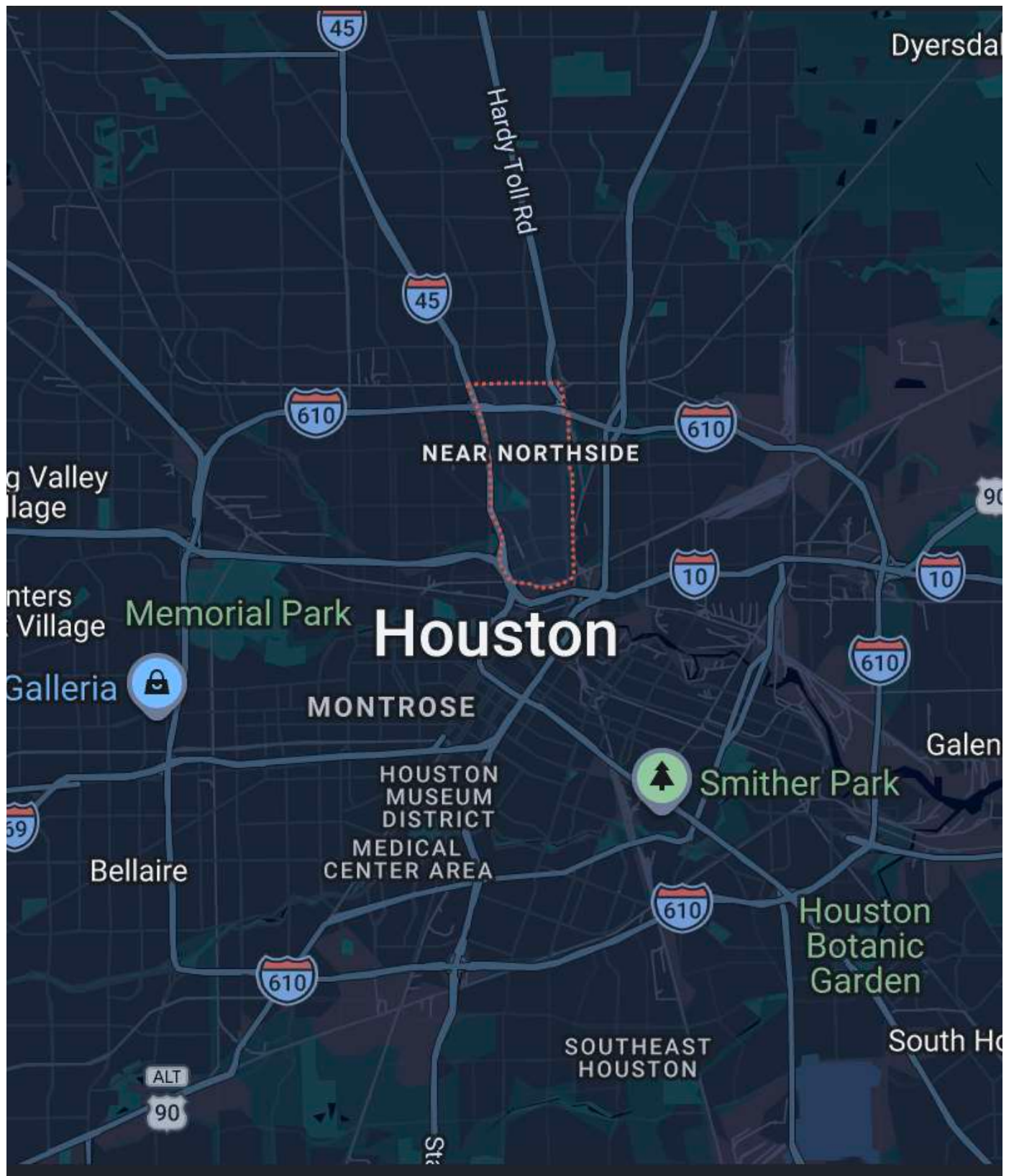
ADDRESS	FLOORPLAN	BD - BA - SF	PRICE	STATUS
1106 Weiss St	Aspen	3 BD - 3.5 BA - 1811 SF	\$410,000	Available
1108 Weiss St	Aspen	3 BD - 3.5 BA - 1811 SF	\$410,000	Available
1110 Weiss St	Aspen	3 BD - 3.5 BA - 1811 SF	\$410,000	Available
1112 Weiss St	Aspen	3 BD - 3.5 BA - 1811 SF	\$410,000	Available
1114 Weiss St	Aspen	3 BD - 3.5 BA - 1811 SF	\$410,000	Available
1116 Weiss St	Birch	3 BD - 3.5 BA - 1775 SF	SOLD	SOLD
1118 Weiss St	Cedar	3 BD - 3.5 BA - 1762 SF	\$399,990	Available
1120 Weiss St	Birch	3 BD - 3.5 BA - 1775 SF	\$399,990	Available
1122 Weiss St	Cedar	3 BD - 3.5 BA - 1762 SF	\$399,990	Available
1124 Weiss St	Birch	3 BD - 3.5 BA - 1775 SF	\$399,990	Available
1126 Weiss St	Birch	3 BD - 3.5 BA - 1762 SF	\$399,900	Available

NOW SELLING! 281.865.8981





LIVING IN NEAR NORTHSIDE



ENTERTAINMENT



WHITE OAK MUSIC HALL

2915 N MAIN ST, HOUSTON, TX 77009

A multi-venue live music complex centrally located two miles north of downtown, hosting over 400 concerts a year.



MEOW WOLF

2103 LYONS AVE BLDG 2, HOUSTON, TX 77020

Family-friendly art museum offering immersive exhibits and interactive installations.



IPADEL HOUSTON

1112 EGYPT ST, HOUSTON, TX 77009

Sports complex with courts for racquet sports such as pickleball and padel.



THE DEN COMEDY CLUB

201 WOODARD ST, HOUSTON, TX 77009

A speakeasy-style live performance lounge where all walks of life can get together for a drink and a laugh

RESTUARANTS



GRISTWORKZ

1504 CHAPMAN ST, HOUSTON, TX 77009

Brewery, cocktail bar, & restaurant near Downtown. Craft beer, elevated comfort food, Houston's best Happy Hour, and weekend brunch



ROCCOS

2103 LYONS AVE BLDG 2, HOUSTON, TX 77020

Classic Italian dishes from pizza to pasta, plus wine & craft beers, in a casual space with a patio.



ASIA MARKET THAI RESTAURANT

4822 FULTON ST #2603, HOUSTON, TX 77009

Traditional Thai & Laotian cuisine offered in a relaxed space with contemporary, industrial decor.



FIESTA EN GUADALAJARA

3522 IRVINGTON BLVD, HOUSTON, TX 77009

Bustling Tex-Mex go-to with brightly colored walls, festive murals & occasional live music.

COFFEE



WOLFSMITH

201 WOODARD ST, HOUSTON, TX 77009

A laid back spot for coffee by day, bar by night, alongside motorcycles for sale as decor.



CARINO COFFEE

708 HOGAN ST B, HOUSTON TX 77009

A local neighborhood coffee/bar with two locations serving Mexican inspired beverages. Moonlighting as "Rabits Got The Gun" as the night time bar concept.



EL GATO COFFEEHOUSE

508 PECORE ST STE A, HOUSTON, TX 77009

Exactly what it sounds like, a place to drink coffee and hangout with cats. Pet adoption services available as well.



EDEN PLANT CO.

1123 PROVIDENCE ST, HOUSTON, TX 77002

Houston's plant + coffee shop conveniently located close to downtown and a great place to work or hangout. Also the host of Houston's popular "Jazz in the Jungle" event.

BARS/ BREWERIES



SAINT ARNOLD BREWING COMPANY
2000 LYONS AVE, HOUSTON, TX 77020

One of Houston's most established breweries and a family friendly place to cool off in the Houston heat or entertain friends and family



WHITE OAK SOCIAL
313 E WOODLAND ST, HOUSTON, TX 77009

Recently renamed "White Oak Social" this relaxed pizza bar serves cocktails and beer and has outdoor volleyball courts . Conveniently located next to wWhite Oak Music Hall.



H-TOWN BREWING CO.
210 GLEN PARK ST HOUSTON TX 77009

A family-owned brewery and bar that caters to both craft beer enthusiasts and casual drinkers. Walking distance to White Oak Music Hall



BAD ASTRONAUT BREWING CO.
1519 FULTON ST, HOUSTON, TX 77009

Kid-friendly brewery with a taproom offering craft beers and a food truck, plus shuffleboard.

COMMUNITY AMENITIES



MOODY PARK

3725 FULTON ST, HOUSTON, TX 77009

This public greenspace features acclaimed public art exhibitions, basketball pavilion, tennis courts, baseball diamonds, two playground areas, a 0.94-mile hike and bike trail, and a community center building.



THE HOUSTON FARMERS MARKET

2520 AIRLINE DR, HOUSTON, TX 77009

Lively outdoor marketplace offering produce, spices and herbs, plus a Mexican-food grocery section and vendors selling housewares.



THE METRORAIL RED LINE

NORTH MAIN STREET AND FULTON STREET

The Houston Metro Lightrail runs through the neighborhood creating easy an easy commute to Downtown, sports venues and more Houston attractions.

PREFERRED VENDORS



SELECT TITLE

(832) 215-8771

JULIE.MARIN@SELECT-TITLE.COM



NEBIL MATHEWOS | RHINO MORTGAGE GROUP

NEBIL.MATHEWOS@EDGEHOMEFINANCE.COM

(281) 888-7955



LORANNETTE GROUP



LORANNETTE LEWIS

Broker Assoc.
Member: Compass Military Division
M: 281.865.8981
lorannette.lewis@compass.com



MICHAEL CARPENTER

REALTOR®
M: 254.716.0978
m.carpenter@compass.com

COMPASS



Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. This is not intended to solicit property already listed. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.