

COMPASS

HOUSTON HEIGHTS · WASHINGTON EAST / SABINE

NEW CONSTRUCTION · 2026

Winter Falls

A gated collection of modern three-story residences in the Heights — two floor plans, one uncompromising standard of design.

2

FLOOR PLANS

3 BD / 3.5 BA

EACH RESIDENCE

1,983–2,032

SQUARE FEET

2026

NEVER LIVED IN

Modern living, rooted in the Heights.

Behind gated, controlled access, Winter Falls brings bold contemporary architecture to a corner lot in Houston's Washington East / Sabine market — crisp white siding, black trim, and sleek black garage doors set against a private, illuminated streetscape. Every residence is brand-new 2026 construction, never lived in, with high ceilings, 8-ft black interior doors, engineered wood and tile flooring, and quartz countertops throughout.



Controlled Access

GATED, DRIVEWAY-ACCESS LANE

2026 New Construction

NEVER LIVED IN

Corner-Lot Homesites

WINTER FALLS SUBDIVISION

ARCHITECTURE & SETTING

Private residential lane with cohesive modern architecture

Corner-lot homesites with driveway gate access

Crisp white siding, black trim & illuminated garage entries

Three-story contemporary layouts across every plan

INTERIOR STANDARDS

High ceilings & luxurious 8-ft black interior doors

Engineered wood & tile flooring throughout

Engineered quartz countertops

Prewired alarm system & fire/smoke alarm

PREMIUM GE CAFÉ™ APPLIANCE PACKAGE



Refrigerator



Gas Range



Under-Counter
Microwave



Two-Drawer Dishwasher

Renderings and finishes shown are representative — see agent for details specific to each residence.

Houston Heights, right where the city moves.

Winter Falls sits on Johnson and Winter Streets, just off Houston Avenue and I-10, inside the Washington East / Sabine market area of the Houston Heights. It's an easy walk to Target and the shops and restaurants along Washington Avenue, with Downtown Houston, Buffalo Bayou Park, and the Heights Hike & Bike Trail all just minutes away.



Washington East / Sabine

HAR MARKET AREA

Off I-10 & Houston Ave

QUICK DOWNTOWN ACCESS

Walk to Target

EVERYDAY SHOPPING NEARBY

GETTING AROUND

From I-10, exit Houston Ave and head south

Turn onto Winter St, then onto Johnson St

Minutes from Downtown, Midtown & the Galleria

Easy freeway access without freeway noise

NEARBY LIFE

Washington Avenue's restaurant & retail corridor

Heights Hike & Bike Trail along White Oak Bayou

Buffalo Bayou Park

Everyday shopping, including Target

Zoned to Houston ISD, **District 27.**

Winter Falls falls within Houston Independent School District, District 27. Based on the property address, students are currently assigned to the following campuses:

ELEMENTARY

Crockett Elementary School

Houston ISD

MIDDLE

Hogg Middle School

Houston ISD

HIGH

Heights High School

Houston ISD

District 27

HOUSTON ISD

3

ZONED CAMPUSES

Houston

INDEPENDENT SCHOOL DISTRICT

Winter Falls' zoned campuses sit within Houston ISD's broader network of schools serving central Houston and the Heights — part of what makes this corner of Washington East / Sabine a draw for families as well as professionals.

School information is computer generated and may not be accurate or current. Buyer must independently verify and confirm enrollment directly with Houston ISD.

The Johnson

2,032 SF

LIVING AREA

3 / 3.5

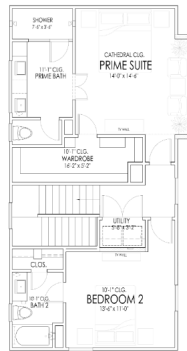
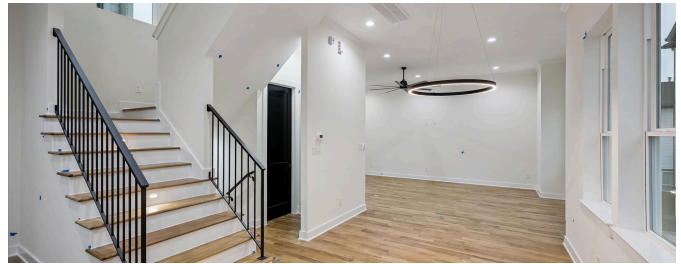
BED / BATH

3

STORIES

2-Car

ATTACHED GARAGE



Third Floor



Second Floor



First Floor

FIRST · SECOND · THIRD FLOOR — THE JOHNSON

PLAN FEATURES

- Expansive 20' x 14'4" second-floor living room
- Chef's kitchen with island, walk-in pantry & breakfast area
- Third-floor primary suite with a dedicated 16'2" wardrobe room
- Third-floor utility room for everyday convenience
- First-floor bedroom / office with adjacent full bath
- Second-floor powder room for guests
- 20' x 20' two-car attached garage
- Cathedral-ceiling primary suite with private bath

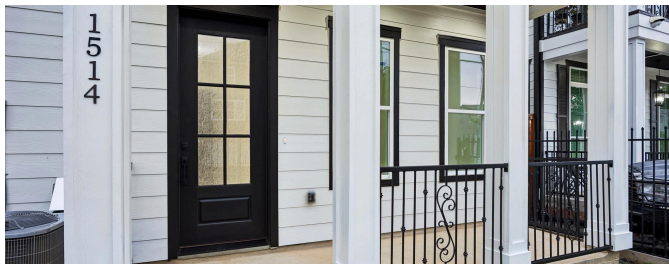
The Winter

1,983 SF
LIVING AREA

3 / 3.5
BED / BATH

3
STORIES

2-Car
ATTACHED GARAGE



FIRST · SECOND · THIRD FLOOR — THE WINTER

PLAN FEATURES

- Open-concept living, dining & kitchen on the second floor
- Private second-floor balcony off the living area
- Cathedral-ceiling primary suite with dedicated wardrobe room
- Covered front porch entry
- First-floor bedroom / office with adjacent full bath
- Second-floor powder room for guests
- 19'10" x 20'4" two-car attached garage with storage
- Engineered wood, tile & quartz finishes throughout