

1506 WEST 23RD STREET #B, HOUSTON, TX 77008
2 BD | 2.5 BA | 1,615 SQ. FT | 1,446 SQ. FT LOT

OFFERED AT
\$294,900

OPEN HOUSE

SAT 2/8 · 12PM - 2PM

ABOUT THIS PROPERTY

Gorgeous Mediterranean 2-bedroom single-family home in a gated community! With an open floorplan, wood floors and tile throughout, and an extra mudroom/small study on the first floor, this home gives you plenty of space at an unheard of price in the heart of Houston! Freshly painted interior shows light and bright and is ready for you to move right in and call it home! Enjoy outdoor entertaining on your large balcony just off the main living space! This charming, free-standing Titan home is in the desirable Shady Acres area inside the loop, surrounded by restaurants and entertainment!

2
BED



2.5
BATH

1,615
SQ. FT.

1,446
SQ. FT. LOT



ASHLY KIRKLAND

Realtor

BRE# 0635726

m: (713) 714-7902

e: akirkland@kw.com

w: www.ashlykirkland.com

5050 Westheimer, Ste 200, Houston, TX 77056

kw METROPOLITAN



AREA REPORT

VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- MEDICAL 0.1 MI
- GROCERIES 0.2 MI
- GAS 0.2 MI
- GYM 0.2 MI
- PHARMACY 0.5 MI
- CLEANERS 0.6 MI
- ATM 0.7 MI
- COFFEE 1.4 MI
- MOVIE THEATER 3.2 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also 56 private schools and 9 charter schools within 5 miles.

- 6 RATING**
PK-5 SINCLAIR ELEMENTARY SCHOOL ASSIGNED
- 6 RATING**
6-8 BLACK MIDDLE SCHOOL ASSIGNED
- 3 RATING**
9-12 WALTRIP HIGH SCHOOL ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- PARK CREATIVE RECREATIONAL SYSTEMS (1.2 MILES)
- HIKING NICHOLSON HIKE & BIKE TRAIL (1.3 MILES)
- GOLF COURSE MEMORIAL PARK GOLF COURSE (2.3 MILES)
- DOG PARK PEGGY H SHIFFICK PARK (4.4 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 196 moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

| | | | |
|-------------------|-----|-----------------------------|----|
| AMERICAN | 101 | SEAFOOD | 11 |
| BARBECUE | 18 | INTERNATIONAL | 10 |
| BARS | 14 | CAFES | |
| FAST FOOD | 13 | COFFEE AND TEA HOUSES | 10 |
| STEAKHOUSES | 12 | OTHER | 15 |
| MEXICAN | 12 | | |

