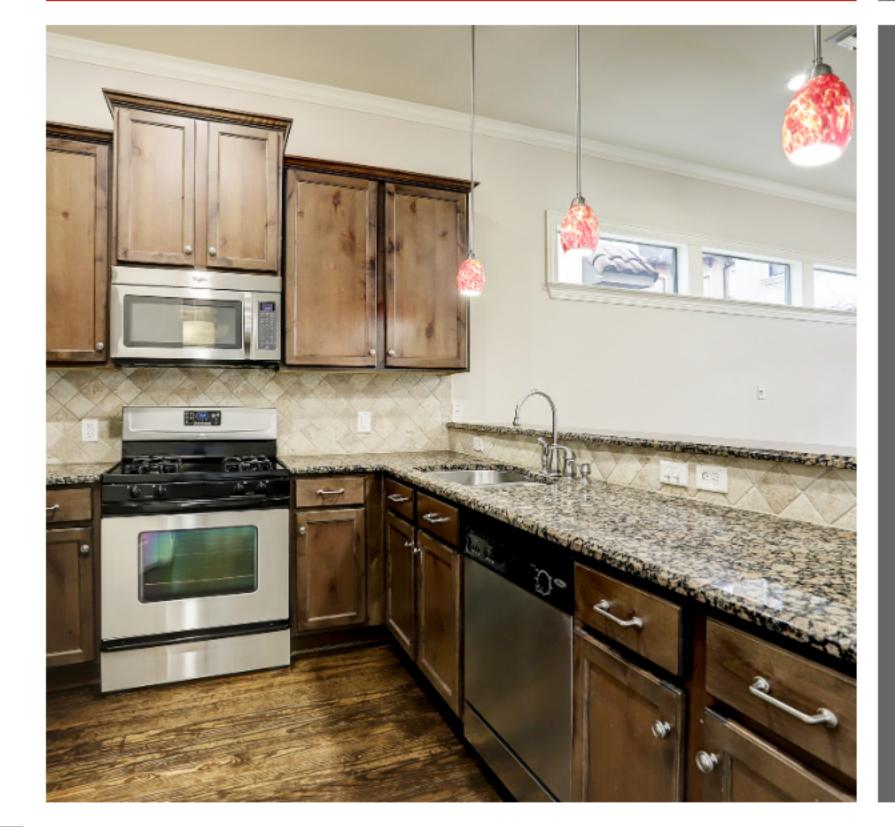


ABOUT THIS PROPERTY

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!

BED





2.5 BATH

1,615 SQ. FT.

1,446 SQ. FT. LOT



kw metropolitan

ASHLY KIRKLAND Realtor BRE# 0635726 **m:** (713) 714-7902

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5050 Westheimer, Ste 200, Houston, TX 77056

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





- 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.



\$ ATM 0.7 M

MEDICAL



GROCERIES 0.2 MI

PHARMACY

COFFEE

1.4 MI



GAS 0.2 MI



CLEANERS



MOVIE THEATER 3.2 MI





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.



PK-5 SINCLAIR ELEMENTARY SCHOOL **ASSIGNED**



6-8 **BLACK MIDDLE** SCHOOL **ASSIGNED**



9-12 WALTRIP HIGH SCHOOL **ASSIGNED**







OUTDOOR - 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)





NEIGHBORHOOD EATS

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

BY CATEGORY

AMERICAN	101
BARBECUE	18
BARS	14
FAST FOOD	13
STEAKHOUSES	12
MEXICAN	12

SEAFOOD	11
INTERNATIONAL	10
CAFES	
COFFEE AND TEA HOUSES	
	10
OTHER	15

