

AREA RESTAURANTS



MK METROPOLITAN
REAL ESTATE TEAM

259 ★★☆☆ +
within 5 miles

\$	118
\$\$	86
\$\$\$	38
\$\$\$\$	11

GOOD EATS

American.....	121
Fast Food.....	17
Seafood.....	16
International.....	14
Bars.....	10
Cafes.....	31
Coffee and Tea Houses.....	10
Steakhouses.....	10
Mexican.....	9
Barbecue.....	9
Other.....	12

SELLERS' FAVORITES

Barnaby's



Cuchara Restaurant



Inversion Coffee



WHAT'S AROUND?



MK METROPOLITAN
REAL ESTATE TEAM

Most major services within one mile!

Coffee.....	0.2 mi
Groceries.....	0.2 mi
Medical.....	0.5 mi
Cleaners.....	0.1 mi
Gym.....	0.3 mi
Gas.....	0.7 mi
Pharmacy.....	1.0 mi
ATM.....	0.5 mi
Movie Theater.....	1.9 mi



Schools

- 01-08 | Wharton Dual Language Academy
- 09-12 | Lamar High School

Parks



- Discovery Green 1.6 mi
- Fifty Fifty Acorn Golf Course 7.5 mi
- Levy Dog Park 2.6 mi
- Houston Arboretum 4 mi

Popular Destinations

Attractions



- NRG Stadium
- Minute Maid Park
- Discovery Green
- Buffalo Bayou Park

Drive Time*

- 19 min
- 10 min
- 8 min
- 7 min

Uber Cost*

- \$14
- \$8
- \$8
- \$8

Shopping



- The Galleria
- Highland Village
- Houston Outlets

- 18 min
- 16 min
- 35 min

- \$13
- \$13
- \$30

Groceries



- Kroger
- Whole Foods
- HEB

- 6 min
- 4 min
- 8 min

- \$6
- \$6
- \$7

*Drive Times and Uber Costs are only an estimates and may vary by event, traffic, or other upcharges.

319 Peden St

UTILITIES SUMMARY



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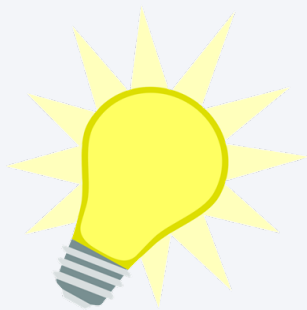
MONTHLY ESTIMATED COSTS*

Water



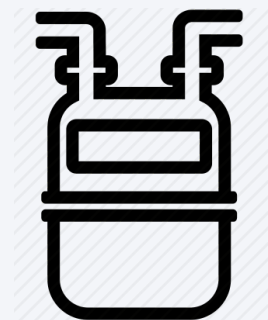
\$30.00

Electricity



\$80.00

Gas



\$35.00

* Costs are estimates only and vary on usage. The seller and MK Metropolitan Real Estate Team make no guarantees that the buyers costs will be the same.

319 Peden St

THE UPGRADES



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KITCHEN

- Updated Light Fixtures
- Updated Paint on Kitchen Island
- Updated Paint on Bar Cabinet Nook



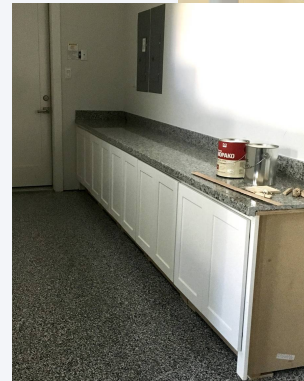
LIVING & DINING AREA

- Updated Light Fixtures in Dining Area



BATHROOMS

- All Toilets Upgraded and Replaced
- Upgraded Shower Fixture in Master Bath
- Updated Paint in Half Bath Vanity



GARAGE

- Epoxy Flooring Installed
- Granite Countertop Installed
- Cabinet Storage Installed



GENERAL

- A/C Zoned to Each Floor
- Hardwood Floors Refinished Throughout
- All Locks Upgraded and Changed to Mul-T-Lock
- Security System Upgraded
 - Sensors added to all doors and windows that open to the outside
 - Glass break sensors added to first floor

