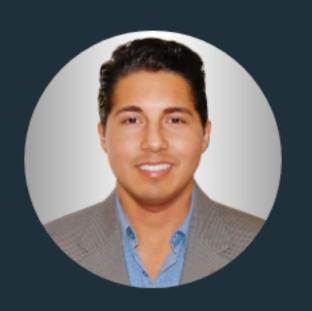
## ListReport for

3206 Chenevert Street, Houston, TX 77004

2BD | 2.5BA | 2,104 SQ. FT







#### **EVAN COMPEAN**

Champions Real Estate Group NMLS# 617930

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#### STEVEN CASTANEDA

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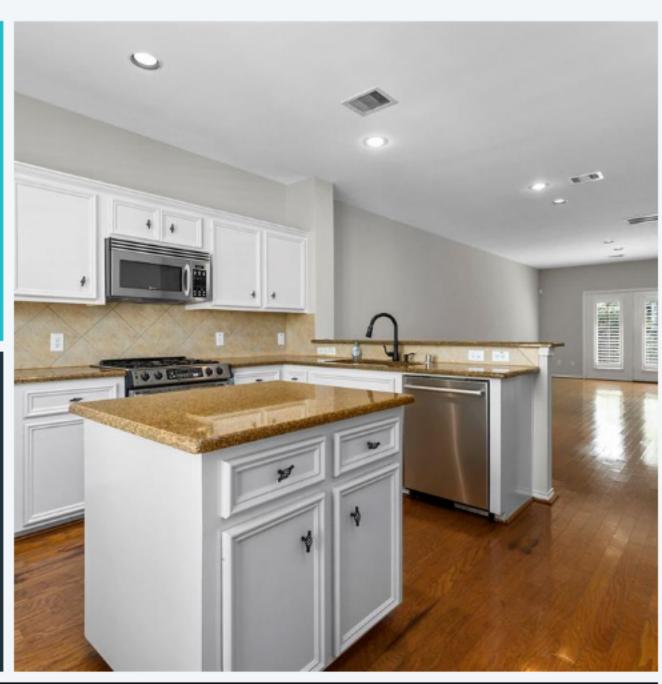
12075 Spring Cypress Rd, Tomball, TX 77377 Branch NMLS# 356478





**2** BED

2.5
BATH



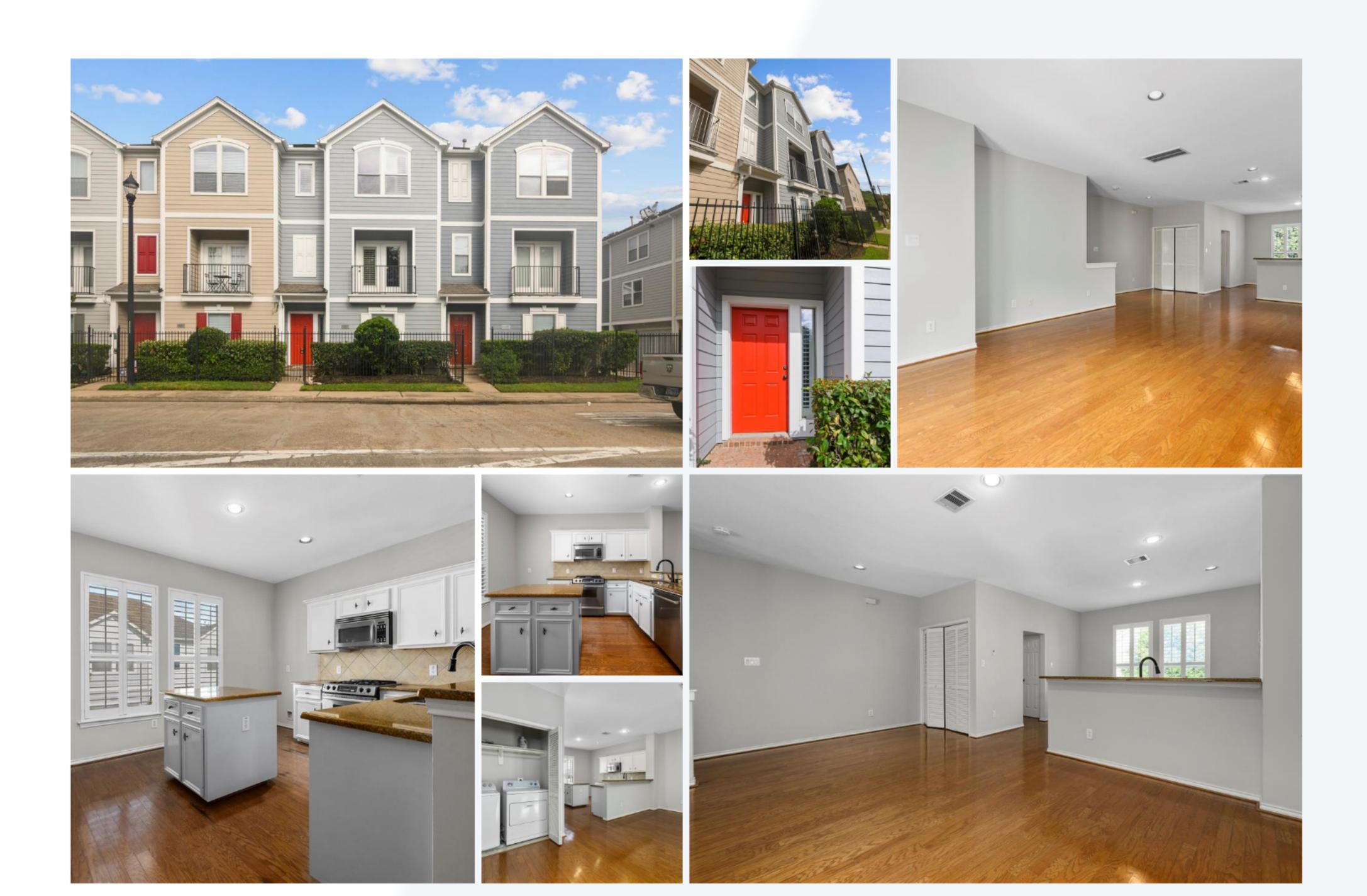


2104 SQ FT

2004
BUILT IN









#### **SUMMARY**

Extremely well kept Perry Home shows like new. Located in Midtown with easy access to Downtown, Medical Center, 288, 59, and UH/TSU. With a WalkScore in the 70's, it's an extremely walkable and bikeable area to museums or parks. Newly painted interior walls/trim and plantation shutters throughout all window. Home has 2 bedrooms and an additional large game-room on the 3rd floor which can be used as a home office or a separate retreat or overnight area for guests, or even enclosed for a 3rd spacious bedroom. First floor has a private bedroom and full bathroom with a walk-in closet. NO FLOODING!.





#### **VERY CONVENIENT AREA**

Most major services in this area are located within **1** mile.



#### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



#### **NEIGHBORHOOD EATS**

This home is located near **209** moderately priced restaurants rated four stars and up.



#### **GREAT SCHOOLS**

The schools for this home are **average** for this neighborhood

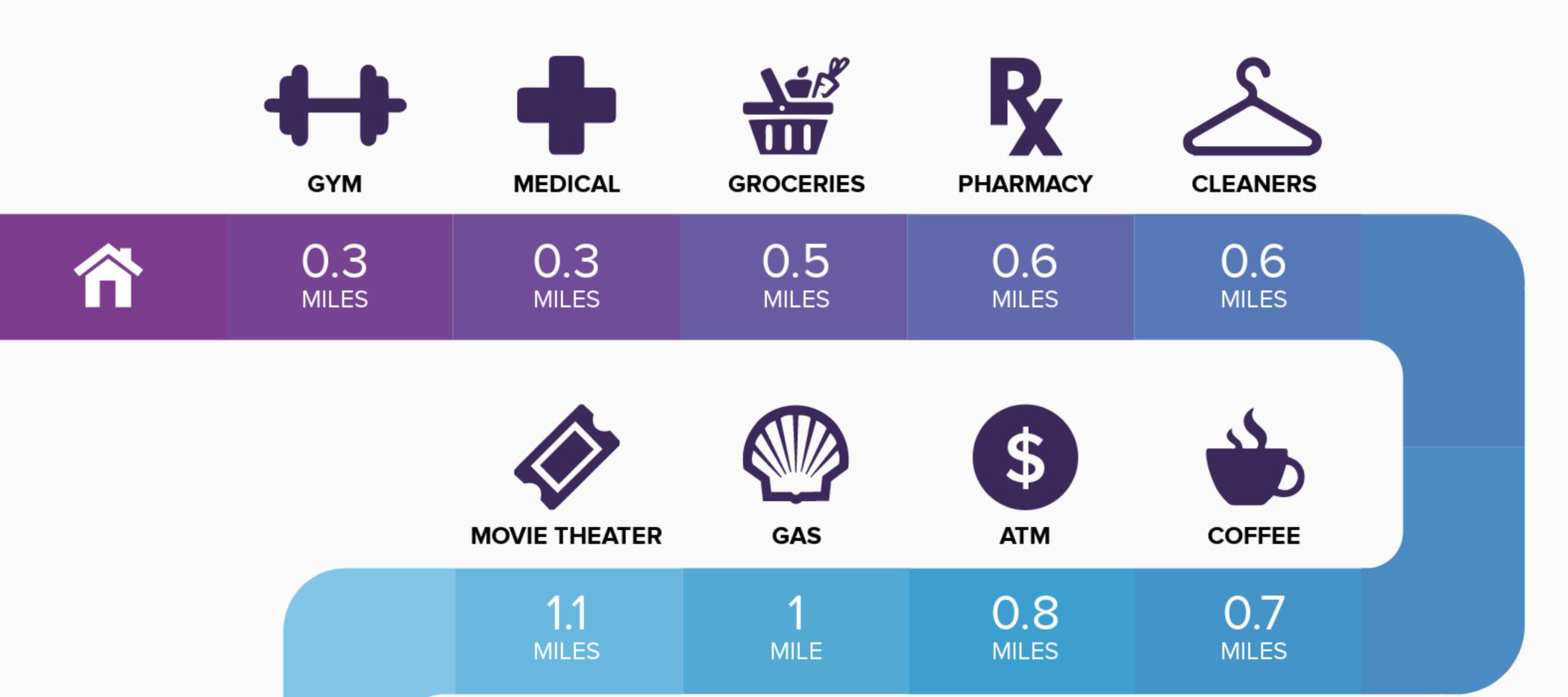




# AREAREPORT

## VERY CONVENIENT

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



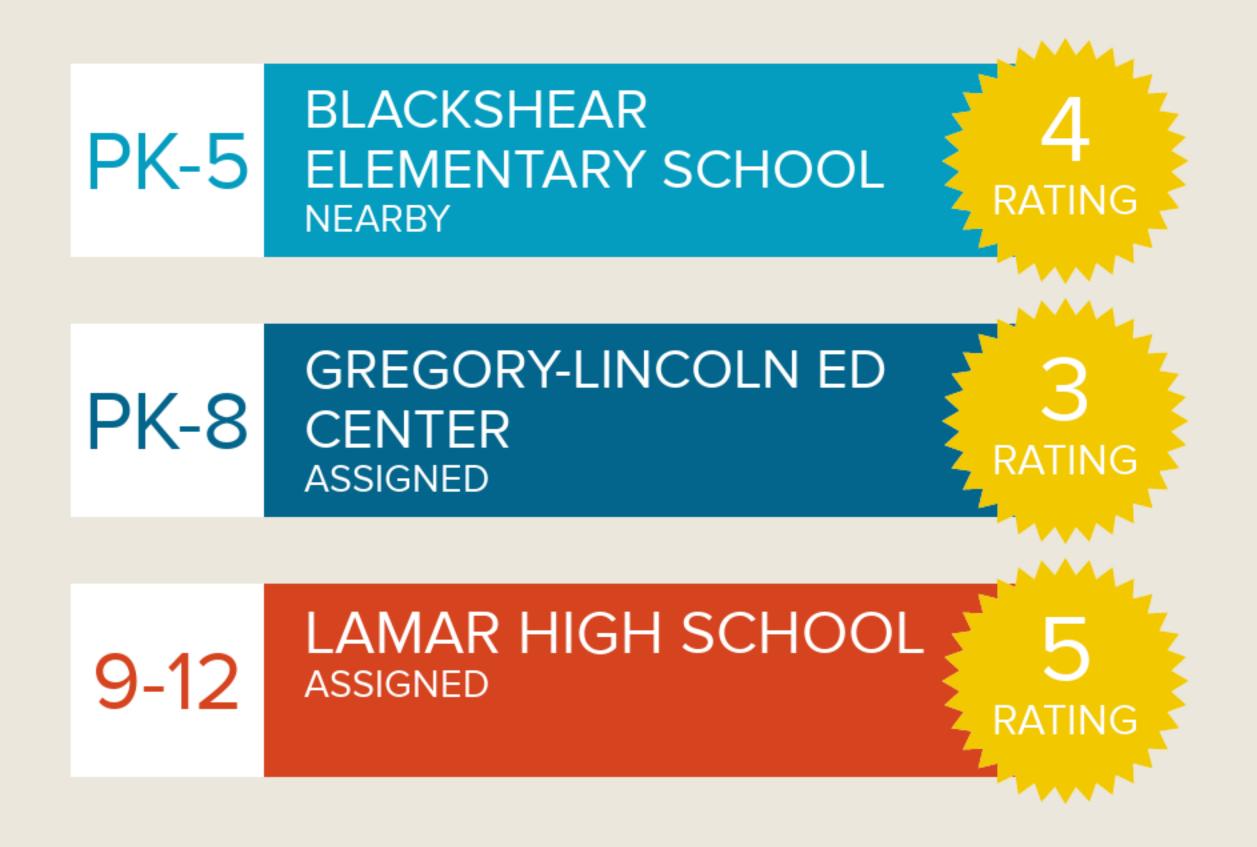


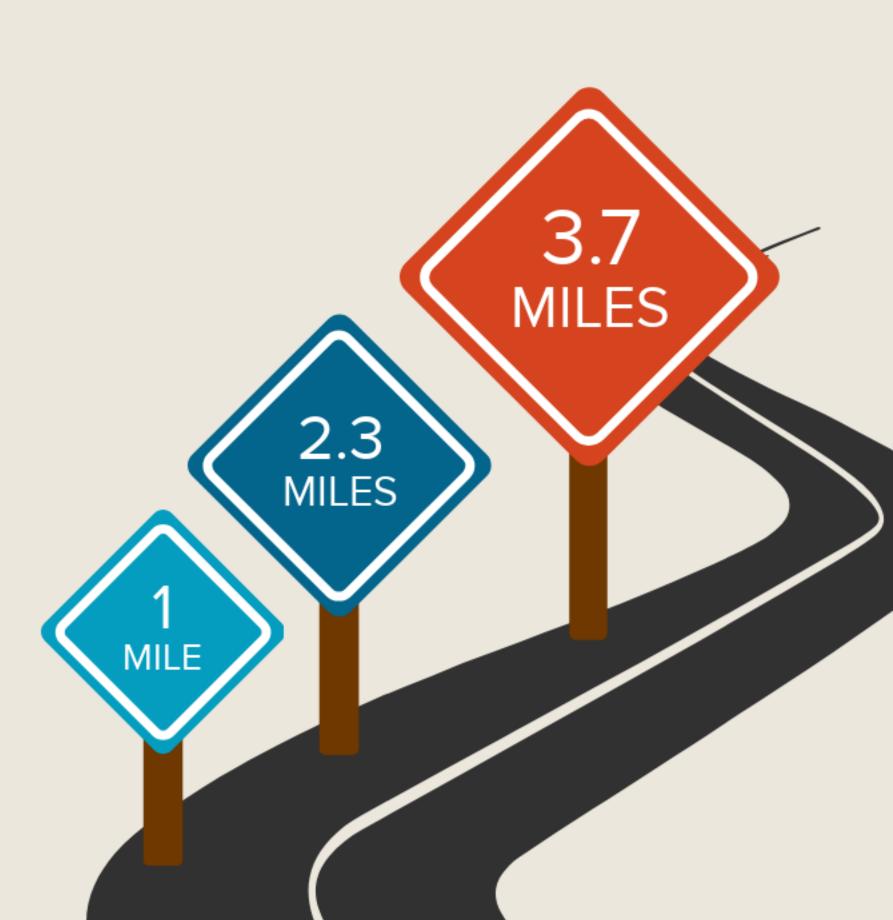


## SCHOOL REPORT

## SCHOOLS IN YOUR AREA

The assigned schools are average for the area. There are also 59 private schools and 19 charter schools within 5 miles.







## OUTDOOR REPORT

## THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

9	PARK DISCOVERY GREEN	1.3 MILES
¥	GOLF COURSE HERMANN PARK GOLF COURSE	<b>1.7</b> MILES
	DOG PARK LEVY PARK	3.2 MILES
444	HIKING HOUSTON ARBORETUM & NATURE CENTER	5.3 MILES







### FOOD REPORT



## **NEIGHBORHOOD EATS**

This home is located near **209** moderately priced restaurants and has an **above average** variety of cuisines.



## GOOD EATS BY CATEGORY

AMERICAN	114
BARBECUE	18
FAST FOOD	17
SEAFOOD	15
BARS	11
INTERNATIONAL	11
CAFES	
COFFEE AND TEA HOUSES	10
MEXICAN	10
DELIS	8
OTHED	12

**DISCLAIMER:** The information in this report is from third-party sources and its accuracy cannot be guaranteed.



## To learn more about this home or obtain financing information, please contact:



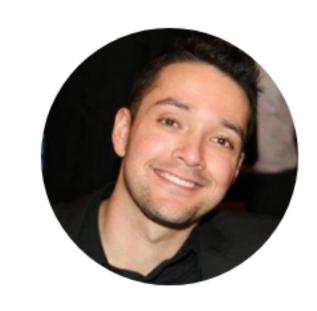
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