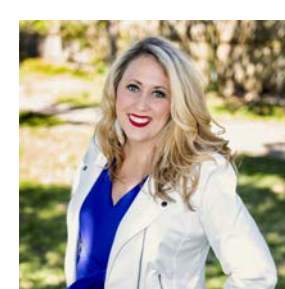




1734 French Village Dr

Welcome home to 1734 French Village. This MOVE-IN READY & PICTURE PERFECT home is nestled in the heart of Spring Branch. The first floor boasts: updated tile floors, garage door and code; a large secondary bedroom with access to the front yard; a full bath with updated tile & fixtures, solid wood cabinets, quartz countertops, and recessed lights; a shoe storage cabinet under the stairs; and a large utility room. The second floor features: recessed lighting throughout; wood floors; a beautiful tile fireplace surround; open concept flow; fully updated half bath with accent tile wall; updated kitchen with quartz countertops, subway tile backsplash, soft close rails & hinges, undermount lights, and less than 3yr old SS appliances; & gorgeous balcony. The third floor offers: recessed lights in all rooms; primary ensuite: tall vaulted ceiling, lush carpeting, crown molding, updated seamless shower, tub surround tile, quartz countertops, designer fixtures, dual vanity sinks; secondary ensuite: accent tile, quartz countertops, tub/shower combo, designer fixtures, carpet, and crown molding. Other interesting features are: recessed lights throughout with smart switches compatible with Alexa, Google Home, or Apple Home Kit with voice control option, and double walls between neighboring townhomes for added noise reduction. Zoned to highly acclaimed Spring Branch Schools-Valley Oaks Elementary, Landrum Middle School, & Memorial High School and minutes from downtown, the Galleria, Memorial City Mall, City Centre, Memorial Park, 610 and I-10.

3 Bed
 3.5 Bath
 2 Car Garage
 2,121 Sqft
 1,407 Sqft Lot
 MLS#



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FEATURES

1734 French Village

2,121 Square Foot living space

3 Beds

3.5 Baths

2 Car Garage

Fenced front yard with access from first floor bedroom
Double walls between neighboring townhomes for added noise reduction

3 story with open concept flow second floor living area
Recessed lights throughout with smart switches compatible with Alexa, Google Home, or Apple Home Kit, with voice control option

Crown molding

Hardwood, tile and carpet flooring

Designer color scheme

Loads of natural light

Beautiful stone surround, gas burning fireplace

Spacious kitchen with recessed lights, quartz countertops, ample cabinet space, soft close cabinet doors and drawers, large pantry, stainless steel appliances, gas stove, breakfast nook and access to a second-floor patio, perfect for grilling

This home has many updates including:

First floor-

Updated garage door and garage code, updated tile, first floor guest bathroom: updated tile, new solid wood cabinets, quartz countertops, new plumbing valves under the sink, recessed lights in the guest bedroom, closet shelving in the guest bedroom, shoe storage cabinet under stairs

Second floor-

Recessed lights throughout, chair rail in the dining area, updated half bath with quartz, and accent tile wall, kitchen: quartz countertops, subway tile backsplash, soft close rails and hinges on the kitchen cabinets, undermount lights, less than 3yr old stainless-steel appliances, new kitchen faucet, updated tile on the balcony

Third Floor-

Recessed lights in all rooms, primary ensuite bedroom: tall vaulted ceiling, lush carpeting, crown molding, recessed lights, updated seamless shower, tub surround tile, solid wood bathroom cabinets, quartz countertops, designer fixtures, dual vanity sinks, new plumbing valves under the sinks, secondary ensuite bedroom: crown, designer color scheme, accent tile, quartz countertops, tub/shower combo and designer fixtures.

Minutes from downtown, the Galleria, Memorial City Mall, City Centre, Memorial Park, 610 and I-10

