

Attributes and Upgrades

**623 Knox Street
Houston, TX 77007**

3 Story private home in prestigious Rice Military

3 bedrooms - all with en-suite baths and walk-in closets

3 ½ baths

Stand Alone – does not share a roof or wall with another home

2646 square feet

No HOA fees

2 Large patios (14 x 22 each) on 2 different floors – a rare find – with slate tile flooring

One patio off the kitchen and living floor expanding the space nicely to the outdoors; the other patio off the downstairs private flex-suite

Large backyard for pets or children's play area – another rare find

Full size 2 car garage and double-wide driveway allows for plenty of parking space

2 AC units

Walking / jogging distance to Memorial Park and Bayou Trails

Walking or few minutes drive to your choice of grocery stores, fine dining, cafe eateries, coffee shops, pharmacies, Specs and abundant night life in Heights, Washington Ave, River Oaks and more

Authentic hardwood floors in living and kitchen areas

Open layout allows for ease of living and entertaining

Lots of natural light from large bright windows

Fresh interior and exterior paint (2020)

Attractive white kitchen with granite counters and high-end SS appliances

Granite island

4-burner gas stove

Kitchen refrigerator included (2017)

8' granite entertaining bar with 3 beverage coolers / refrigerators, built in ice-maker and sink

Long Granite buffet space or coffee bar in dining area allows so much extra space

Large bedrooms

Tons of closet space throughout home with each bedroom closet being a walk-in

Expansive master suite with French doors to the master bath

Dual his and her sinks and counters in master bath along with jacuzzi tub

Master closet full of built-ins for easy organizing

Recessed lighting

Private downstairs flex-suite with bedroom and full bath has it's own private patio and bath

Large laundry room with built-in cabinets

Mudroom space on first floor entry

Quiet, established neighborhood with sidewalks

Gas or wood burning fireplace

Sprinkler system for entire property – front and backyards along with side walkway to front door

Landscape lighting

Garage door replaced 2020

All air ducts cleaned 2020

Never flooded

Amazing curb appeal

Desirable schools include Memorial Elementary, Hogg Middle and Lamar HS

Super easy access to I10, downtown, Galleria or either airport