

1213 E 23RD STREET, HOUSTON, TX, 77009

Heights 2 Br / 2 Ba Bungalow Style – 1,200 ft²



AMENITIES

MLS: 45630904

- **Large 6,000 square-foot lot with huge back and side yard.**
- Large kitchen with open floor plan to living room.
- High-end thick level-5 granite counter-tops.
- Large master bedroom with on-suite bathroom.
- **Real hardwood floors and tile throughout.**
- Only LED Lighting throughout.
- Outdoor accent lighting on front porch and back.
- Major commercial development throughout the area (Houston Farmers Market \$10+M)
- Bungalow-style features
- Ample storage and closet space.
- Large covered deck off the back of the house.
- **High end fixtures in kitchen and bathrooms.**

IMPROVEMENTS

- Updated electrical throughout.
- **New efficient R-410A air conditioner.**
- New plumbing throughout including replaced main water line to front meter.
- **High-end appliances and fixtures.**
- New sewer pipes.
- Oversized Master Bedroom
- New insulation throughout.
- New hardy plank exterior.
- New water heater.
- **New custom vinyl and argon gas, low-E windows.**
- Ceiling fans throughout.
- New Roof.

PHILIP BULLOCK | 512.228.2338 | PHILBULLOCK1223@GMAIL.COM

FOR THOSE INTERESTED IN A MORE COMPREHENSIVE SHOWING (E.G. THE HISTORY OF THE HOUSE, MAINTENANCE INFO., UTILITIES COSTS, AMENITIES DISCUSSION, ETC.) SELLER WILL SHOW HOUSE IF REQUESTED.