

615 Kipling #9

COMPASS

Montrose/ Audubon Place Historical District



House Overview

Bedrooms	2
Baths	1.5
House sq/ft	1,360 sq/ft per HCAD
Year Built	1967 per HCAD
Renovated	2019 per Seller
Parking	1-car

Recent Seller Renovations

- Stair railing (2019)
- Renovated kitchen (2019)
- Blinds (2019)

Exterior

- Artificial turf grass on backyard
- Gated

Interior

- Hardwood floors throughout

Utility Room

- Stackable Washer/Dryer in unit

Kitchen (renovated 2019)

- Stainless-steel appliances
- Tile floors
- Quartz countertops
- Custom wood cabinetry

Living Room/Dining

- Spacious open-concept
- Ceiling light pendant
- Hardwood Floors
- Floor to ceiling window
- Glass door to backyard

Powder Bath

- Remodeled 2019

Master Bedroom

- Large spacious room
- New ceiling fan
- Vaulted ceiling
- Hardwood floors
- Ensuite Hollywood bathroom
- Ensuite walk-in closet
- Floor to ceiling windows
- New blinds

Bathroom

- Hollywood bath
- Double sinks
- Shower/tub combo

Bedroom 2

- Large spacious room
- Large closet
- Ensuite Hollywood bathroom
- Wood floors
- Large window
- Hanging light pendant

Parking

- One covered space assigned