



241 BIRDSALL HOUSTON, TX 77007

UPGRADES & SPECIAL FEATURES

- ✓ New roof (2021)
- ✓ New “River White” granite counter tops/white tile backsplash (2021)
- ✓ New stainless steel Samsung smart appliances (refrigerator, microwave & double-oven (w/steam capabilities)-2020)
- ✓ Extra-large island with JennAir gas cooktop with downdraft
- ✓ 4” wide white cased plantation shutters throughout entire house
- ✓ Freshly painted kitchen, kitchen cabinets, secondary bedrooms, laundry room and laundry cabinets (2021)
- ✓ Hardwood Floors through-out (second-floor hardwoods added 2018)
- ✓ New cedar plank privacy fence on side of house (2021)
- ✓ Large flex room in primary bedroom (10x8)
- ✓ Huge primary bedroom closet (12x12)
- ✓ Custom built-in storage cabinets in garage and living room
- ✓ In-wall doggie door on side of house for small dog (up to 20lbs)
- ✓ Elevated, easy to clean, astro-turf dog “potty lawn” on side of house
- ✓ Gorgeous, large outdoor screened in patio
- ✓ Private, gated and secure entrance – no “porch pirates” here!
- ✓ Whole home generator enabled & hard-wired (generator not incl)
- ✓ Slip resistant concrete garage epoxy flooring
- ✓ Whole home water-softener system
- ✓ 2 garage ceiling mounted 6x4 storage rack lifts (can hold up to 500 lbs) with pulley system that makes it easy to raise and lower heavy items with minimal effort on your part
- ✓ Home located on one of the widest streets in Rice Military, 2 blocks off Memorial/Westcott & easy access to multiple interstate hways
- ✓ Fabulous neighbors!
- ✓ Located less than 1 mile from Memorial Park and Buffalo Bayou Park
- ✓ Close to 100’s of restaurants, bars, service providers and shopping!