

THE CHARM OF “WILFRAN PLACE”



1503 MCDUFFIE STREET

BEDS: 3 BED(S)

BATHS: 1 FULL BATH(S)

HOUSE: 1456 SF

LOT SIZE: 6120 SF

YEAR BUILT: 1940

MLS#: 86189267

LIST PRICE: \$2,050

DESCRIPTION:

ADORABLE 2ND FLOOR DUPLEX LOCATED IN THE HEART OF RIVER OAKS. WALK TO PERRY'S STEAK HOUSE, BRASSIERE 19, BUFFALO BAYOU PARK, STARBUCKS, MARFRELESS LOUNGE AND A HOST OF EATERIES, BARS AND SHOPS WITHIN 2 MINUTES. THIS 1456 SQ.FT. PROPERTY IS COMPLETE WITH 3 BEDROOMS, 1 BATH, IS COMPLETELY GATED, INCLUDES A REMOTE OPERATED DRIVEWAY GATE FOR ULTIMATE CONVENIENCE AND SMALL STORAGE SHED FOR BIKES IN THE BACK OF THE PROPERTY. HOME HAS FRESH PAINT AND CARPETS JUST CLEANED. THE KITCHEN BOATS A NEW REFRIGERATOR, TRASH COMPACTOR, WASHER/DRYER, UNDERMOUNT CABINET LIGHTING, NEUTRAL COUNTER TOPS AND A TON OF CABINET SPACE FOR THE HOUSE CHEF. THE OWNER HAS TAKEN METICULOUS CARE OF THE PROPERTY AND LEFT THE ORIGINAL ARCHITECTURAL ARCH WAYS AND BOOKCASE FEATURE WALLS. ACCESS THROUGH THE FRONT OR BACK WITH 2 SEPARATE STAIRWELL ENTRIES. ENJOY LOW RENT WITH THE CONVENIENCE AND AMBIANCE OF RIVER OAKS ALL IN YOUR VERY OWN BACKYARD! LAWN CARE INCLUDED!



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