

# 2907 Ashwood Street

## FEATURES

### OVERALL

- Beautiful updated one story craftsman on 7,665 SF lot (per HCAD)
- Updated plumbing
- Repainted interior, 2017
- All new interior doors, 2017
- Hardwood oak floors restained & refinished, 2017
- Brand new duct work, 2017
- NEVER FLOODED!
- NEST thermostat
- Security alarm system installed
- Washer & dryer (included)
- Close proximity & great walkability to several parks: Linkwood Park, Karl Young Park, Bill Green Park, McGovern Park, Helen's Park and Brays Hike & Bike Trail
- Close to NRG Stadium, YMCA, McGovern neighborhood library and numerous restaurants, shops, fitness & more!
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria, Rice Village & Greenway Plaza.

### FRONT EXTERIOR

- Great curb appeal
- Large landscaped front yard
- Double wide driveway with two car attached garage with automatic garage door openers (please note remote needs maintenance)
- Sprinkler system in front and backyard, 2020
- French drains & gutters (added in 2017) in front and backyard
- Large backyard with plenty of room to add a pool and for kids and dogs to play
- Fully fenced in backyard. Re-stained fence, 2019
- Backyard has incredible mature live oak tree with bench surrounding it
- Backyard has stone patio and wooden deck shaded by large tree
- Mosquito mist system, 2019

### LIVING ROOM

- Coat closet located just off entrance
- Light and bright formal living room with large windows overlooking the manicured front lawn
- Open concept floor plan with living room and dining
- Double crown molding
- Plantation shutters
- Recessed can lighting
- Decorative fan/light fixture

### DINING AREA

- Double crown molding
- New Pottery Barn light fixture
- Open to the formal living room and glass french doors open it to the family room.
- Conveniently located next to the kitchen

### KITCHEN

- Large kitchen just off the dining room and an open concept with the family room
- Granite countertops
- Lots of storage and prep space
- Glass front display and open display cabinets
- White subway tile backsplash (added in 2017)
- Painted cabinets & new hardware (2017)
- Newer windows
- Large breakfast bar
- Stainless steel refrigerator (included)
- Dishwasher
- Stainless steel oven and gas range
- Stainless steel microwave
- Large double basin stainless steel sink
- Beverage cooler
- Recessed can lighting
- Terracotta floors



RACHEL CONKLING  
713.894.9070  
RACHEL.CONKLING@COMPASS.COM

# 2907 Ashwood Street

## FEATURES

### FAMILY ROOM

- Open concept with kitchen
- Currently set up as a breakfast area/playroom but plenty of room to function as a family room
- French doors open to dining area/living room
- Beautiful views over the landscaped backyard
- Double doors opens to back patio and yard
- Electronic doggy door
- Newer windows
- Plantation shutters
- Double crown molding
- Decorative fan/light fixture
- Recessed can lighting
- Terracotta floors
- Built in bench with storage with plenty of room for a dining table

### PRIMARY BEDROOM

- Spacious room
- Double crown molding
- Plantation shutters
- Decorative fan/light fixture
- Built-in closet and drawers
- Door that leads to back patio

### PRIMARY BATHROOM

- Vanity with cabinets and drawers underneath
- Large shower with rain shower head, handheld sprayer, bench and frameless glass door
- Tile floors and walls in shower
- Medicine cabinet
- Window with custom blinds

### SECONDARY BEDROOM #1

- Great light in this bedroom located in the front corner of the
- Flexible space, could make an ideal study, game room/playroom or secondary bedroom home

- Double door custom closet with built in shelves and drawers
- Crown molding
- Custom blinds
- Decorative fan/light fixture

### SECONDARY BEDROOM #2

- Flexible space, could make an ideal study, game room/playroom or secondary bedroom
- Closet
- Double crown molding
- Plantation shutters
- Decorative fan/light fixture

### SECONDARY BATHROOM

- Convenient location down the hall from the secondary bedrooms and easily accessible from the kitchen and family room.
- Large full bathroom with shower/tub combination
- Large vanity with granite countertop and lots of storage underneath
- Pedestal sink
- Two decorative light fixtures
- Two decorative mirrors
- Tile floor
- Window with plantation shutters
- Medicine cabinet



RACHEL CONKLING  
713.894.9070  
RACHEL.CONKLING@COMPASS.COM