



This move-in ready end unit is located squarely in the heart of Shady Acres and boasts ample space for living and entertaining with 3 beds, 3.5 baths, and a 2 car garage. The private side-entrance of the home leads right into the oversized foyer with purposeful placement of the downstairs bedroom with ensuite bath and walk-in closet. The open-concept main living area offers visual separation of rooms and allows for a natural flow from one room to the next. With a gourmet kitchen boasting stainless steel appliances and bar seating, this home will satisfy even the most discerning of buyers. An abundance of windows throughout the home floods the space with beautiful light, making for an airy feel. Step out on the balcony, located on the second floor and enjoy a nice relaxing beverage after a long day's work. On the third floor is a large landing, perfect for a reading corner, home gym, or office space, a huge primary suite with a large walk-in closet, vaulted ceiling, ensuite bath with jetted tub, glass-surround shower & double vanities. The third bedroom, located adjacent to primary suite, also offers an ensuite bathroom & large closet. ALL THREE bedrooms in this home offer ensuite baths. With an excellent price point, a short commute to downtown, the Heights and the GOOF, area dining, and loads of entertainment options, as well as access to major thoroughfares 610, I10, I45, and 290, this home is sure to please.

3 Beds
3.5 Baths
2 Car Garage
2,338 Sqft
1,740 Sqft Lot
MLS# 90468834



ginny@ledwellrealty.com
www.ledwellrealty.com
281-635-7181



FEATURES

2,338 sq ft living space

3 Bedrooms

3.5 Baths

2 Car garage with shelving



- EXCELLENT PRICE POINT for the space and area
- MOVE-IN READY
- No HOA
- Hardwood floors on the second floor
- Additional parking space
- Fresh new designer color scheme, crown molding, ceiling fans and recessed lighting throughout
- ALL THREE Bedrooms offer an ensuite bath
- Located on the second floor - convenient half bath as well as a gourmet kitchen with stainless steel appliances, granite countertops, walk-in pantry, breakfast nook and breakfast bar seating that is open to the living room - perfect for entertaining
- Enjoy early morning coffee, lunch, or after work relaxation on your covered balcony, located off of the living room on the 2nd floor
- Located on the third floor - huge primary bedroom with vaulted ceilings, recessed lights and loads of natural light as well as large walk-in closet. The ensuite primary bath features dual vanities, stand up shower with tile surround and rain head, jetted tub, & linen closet with separate water closet
- Also located on the third floor - third bedroom with large closet, custom wood work and ensuite bath as well as utility room and landing space, perfect for a reading corner, small office space or even a home gym
- Short commute to downtown, the Heights and the GOOF, area dining, and loads of entertainment options, as well as access to major thoroughfares 610, I10, I45, and 290

~1141A W24th~

- This home has been the perfect first home for us. It's close proximity to 610/290/I10 made it a breeze to commute to work as we started our careers downtown and in the energy corridor.
- The open floorplan and natural light make it great for entertaining friends and family. We can't tell you how many times we were busy prepping food while visiting with guests. Once our children came into the picture, it has been great to be able to keep tabs on them while giving them a little independence, too.
- We really enjoy being able to walk to tons of restaurants, bars, breweries, and coffee shops. We even have walked down the street to HEB a few times. Crisp, Cedar Creek, and Bungalow Heights are all very easy walks with great outdoor dining options. Our kids have also had many a fun adventure at Wright-Bembry Park on 23rd.
- The layout of the house is ideal for hosting guests or roommates. The first floor bedroom provides a lot of privacy and there is an additional parking spot for this unit right in front of the townhouse. The open loft on the third floor is a rare find in the neighborhood. It makes a great office space, reading nook or even nursery.
- The neighbors are incredible and there is truly a sense of community. We loved to grill on the driveway and have happy hours with our neighbors.
- We are so excited for this home to be a special place for its next owners – we brought three babies home to the house and will miss the house and neighborhood terribly as we start our next adventure in Katy.

Love,
The Seller