

A few of the features with 9455 Fannin Street...

Idyllic corner of Phase II in the Fannin Station Development.

Lovingly maintained by original owner.

Sparkling Appliances Included: Kitchen Aid refrigerator, Bosch dishwasher, Bosch oven gas stove top.

Soft-close kitchen storage.

Energy efficient and H2O heater.

Pre-wired and existing security system.

Large walk-in kitchen pantry.

Numerous and vast storage closets.

European-inspired, brick and stucco architecture.

Fountains and large ponds with leisure paths.

Secured electronic gate and evening guard entry,

Resident-shared pool and pet gardens.

Proximity to rail, interstates, downtown, and essential districts.

Soaring ceilings throughout.

Double hung windows dressed in Hunter Douglas window coverings.

Brick paved parking pad outside large rear garage.

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Getting to know 9455 Fannin...

“You had me at hello”, best illustrates the moment the Seller turned the corner onto this skyward 3-story, stand-alone delight. The pleasing position of the home in the Fannin Station Subdivision won the day, the Seller remembers.

On entry, the grand scale grabs your attention. The amazement continues as you enter each room to feel it’s size and encounter the storage offerings.

Feeling at home from the beginning, Seller laments how captivating the natural light and effortless living area felt at the first introduction.

The perfectly placed balcony is also wonderful for a set-apart way to still grill out or watch the swallow’s during season!

As the day turns to night, never two the same are the sunsets. Nature’s silent beauty will gently gift you with the show seen best from the intimate dining room and primary bedroom’s western windows.

The expansive windows throughout this home also provide perspective during fireworks and football season! NRG Stadium is just the right distance because if the roof is open and there’s a celebration, “you can see it from here”, exclaims the original owner of this select home.

Such a great location, 9455 Fannin gives way to a quick entry to downtown, The Medical Center, Museum District, Houston Zoo, universities, or a trip to the coast. Or stay at home and take a walk around the ponds, play with pets on the garden lawn, or take a swim in the large pool.

So much to offer,

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