

# ListReport for

2504 Mandell Street #2,  
Houston, TX 77006

2BD | 2.5BA | 1,419 SQ. FT



## EVAN COMPEAN

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12075 Spring Cypress Rd, Tomball, TX 77377  
Branch NMLS# 356478



**2**  
BED

**2.5**  
BATH



**1,419**  
SQ FT

**1975**  
BUILT IN



## SUMMARY

2 bed/1 office/2.5 bath townhome walking distance to fabulous restaurants/shopping & Cherryhurst Park! WalkScore of 90! Desired 1st floor living w/exposed brick accent walls, tile flooring, wood burning fireplace & "loft style"; upper dining room + office w/a private half bath. Living room's airiness is accentuated by soaring ceilings & walls of windows that fill the home w/natural light & provide views of the private patio area. Double pane windows add to the appeal. Enjoy preparing meals in the Chef's kitchen! Spacious bedrooms w/en-suite bath, spacious closets & private balcony in secondary!



### VERY CONVENIENT AREA

Most major services in this area are located within **1** mile.



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



### NEIGHBORHOOD EATS

This home is located near **206** moderately priced restaurants rated four stars and up.



### GREAT SCHOOLS

The schools for this home are **average** for this neighborhood



2504 MANDELL STREET #2, HOUSTON, TX 77006

# AREA REPORT



## VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



COFFEE



CLEANERS



GROCERIES



ATM



GAS



0.1  
MILES

0.1  
MILES

0.1  
MILES

0.2  
MILES

0.3  
MILES



MOVIE THEATER



PHARMACY



GYM



MEDICAL

0.4  
MILES

0.4  
MILES

0.3  
MILES

0.3  
MILES



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# SCHOOL REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **69** private schools and **21** charter schools within **5** miles.

PK-8

WILSON MONTESSORI  
ASSIGNED

6-8

LANIER MIDDLE SCHOOL  
ASSIGNED

9-12

LAMAR HIGH SCHOOL  
ASSIGNED





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# OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	<b>PARK</b> <b>DUNLAVY PARK</b>	<b>0.8</b> MILES
	<b>DOG PARK</b> <b>LEVY PARK</b>	<b>1.6</b> MILES
	<b>GOLF COURSE</b> <b>LOFT18 HOUSTON</b>	<b>2.1</b> MILES
	<b>HIKING</b> <b>HOUSTON ARBORETUM &amp; NATURE CENTER</b>	<b>3.4</b> MILES





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# FOOD REPORT



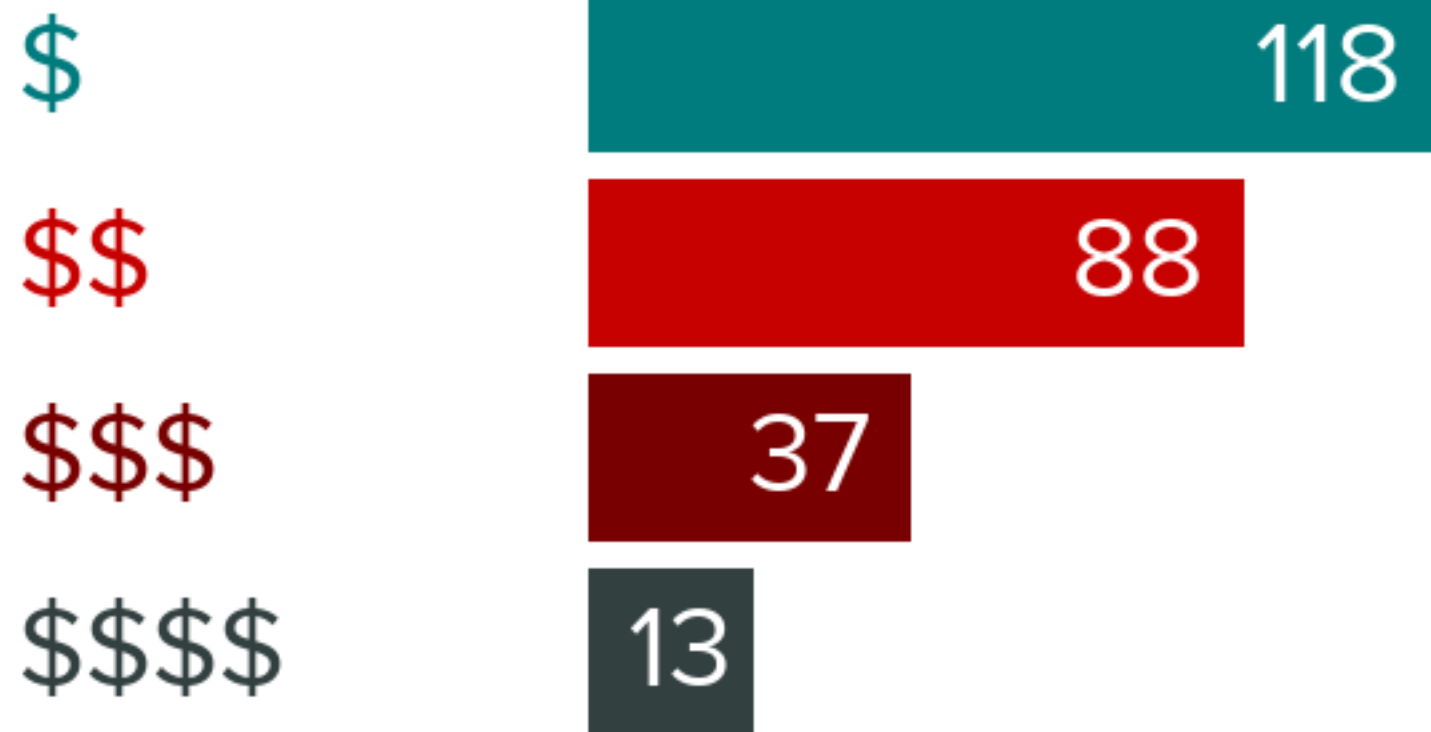
## NEIGHBORHOOD EATS

This home is located near **206** moderately priced restaurants and has an **above average** variety of cuisines.

# 262



WITHIN 5 MILES



### GOOD EATS BY CATEGORY

AMERICAN	122
SEAFOOD	17
INTERNATIONAL	15
FAST FOOD	15
CAFES	10
COFFEE AND TEA HOUSES	10
BARS	10
STEAKHOUSES	9
BARBECUE	9
MEXICAN	9
OTHER	14

***To learn more about this home or obtain financing information, please contact:***



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