

1717 RIDGEWOOD STREET, HOUSTON, TX 77006

3 BD | 4 BA | 3,072 SQ. FT | 1,827 SQ. FT LOT

OFFERED AT

\$615,000



To get listing and finance info about this property, text **LIST5545391** to **800.701.6509**

ABOUT THIS PROPERTY

Welcome home to 1717 Ridgewood St. in the heart of Montrose! Property boasts 4 floor ELEVATOR, 3,072 sqft, 3 bedrooms, 3.5 baths, 4th floor game room w/ mini kitchen & MASSIVE covered patio, formal dining & open concept 2nd floor living space. Built-in grills on both 2nd & 4th floor balconies making BBQ prep easy. High end finishes throughout: NEW fan, chandelier & wall sconces on 2nd floor, surround sound system on each floor, auto controlled lighting, Moen & Kohler fixtures, Kentmore soft closing cabinetry, under counter kitchen lighting, 2nd floor electric shades & REAL wood flooring. Easy access to I-10, shopping & eateries!.



JAIME FALLON

Broker Associate

SALESPERSON# 645676

m: (281) 763-9825 | o: (281) 763-9825

e: jaimelfallon@yahoo.com

w: www.jaimelfallon.com

1644 W Alabama St #100, Houston, TX 77006



YANI NUFIO

Loan Officer

NMLS# 1190046

m: (832) 755-1204

e: yani.nufio@caliberhomeloans.com

w: www.caliberhomeloans.com/loan-consultant/texas/spring/yani-nufio



6620 Cypresswood Drive Suite 150, Spring, TX 77379
Branch NMLS# 1656502 | (713) 496-2131



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VERY CONVENIENT

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

- GYM 0.1 MI
- ATM 0.2 MI
- COFFEE 0.2 MI
- MEDICAL 0.2 MI
- GROCERIES 0.2 MI
- CLEANERS 0.2 MI
- PHARMACY 0.3 MI
- MOVIE THEATER 0.5 MI
- GAS 0.5 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also 72 private schools and 15 charter schools within 5 miles.

- 4 RATING** PK-8 WILSON MONTESSORI ASSIGNED
- 10 RATING** 6-8 LANIER MIDDLE SCHOOL ASSIGNED
- 5 RATING** 9-12 LAMAR HIGH SCHOOL ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- DOG PARK PEGGY H SHIFFICK PARK (0.7 MILES)
- PARK HOUSTON ADVENTURE BOOT CAMP: SPOTTS PARK (1.2 MILES)
- GOLF COURSE BEHRINGER HARVARD MUSEUM DISTRICT (1.2 MILES)
- HIKING JAPANESE GARDEN AT HERMANN PARK (2.2 MILES)



NEIGHBORHOOD EATS

This home is located near 204 moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN	122	BARS	10
SEAFOOD	17	STEAKHOUSES	9
INTERNATIONAL	15	MEXICAN	9
FAST FOOD	15	BARBECUE	9
CAFES		OTHER	13
COFFEE AND TEA HOUSES	10		

