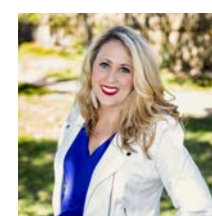




13602 & 13604 Ravensway

This well-maintained 2 story duplex in Cypress on a corner lot is a rare find! Both units are currently leased until the end of March & June of 2022 at \$1250 & 1350 per month for rent. Tenants pay their own utilities & trash is paid via HOA dues. Trash and HOA are \$683 total per year for the entire parcel. One unit has been completely gutted, remodeled in 2018. The other unit is well-maintained with convenient tile throughout. Each unit boasts 1,131 Sqft with 2 bedrooms and 1.5 baths. Both properties have their own utility room on the first floor as well as their own front and back door entrances with separate fenced-in patios. This is a very quiet neighborhood in the Cypress area with easy access to 290 and all that Cypress has to offer and a community pool, tennis court, and nearby horse stables. NEVER FLOODED, per owner. HVAC systems 2016 & 2018, & both water heaters 2018. Zoned to Millsap Elementary. Perfect landlord or investor opportunity with low maintenance!

2 Units/1 Parcel
 2 Beds per Unit
 1.5 Baths per Unit
 1,131 Sqft per Unit
 6,752 Sqft Lot
 MLS# 12435790



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FEATURES

1 Parcel- 2 Units

2 bed, 1.5 bath per unit

1,131 sqft per unit

6,752 sqft lot total

-13602-

- Totally renovated in 2018, updated with today's buyer in mind with gorgeous, easy to maintain flooring in the entertaining areas, a designer color scheme throughout(2021), and high-end features and fixtures
- Open floor plan with living, kitchen, half bath bath, and laundry on the first floor
 - Beautifully updated kitchen with granite counters, oven and cooktop range, loads of cabinet space, large pantry, and stainless steel appliances
 - Welcoming primary suite with lush carpet(2021), designer color scheme, dual closets, Jack & Jill bath with tub/shower combo and updated fixtures
- Large secondary bedroom with lush carpet (2021), designer color scheme, large walk-in closet. Shares Jack & Jill bath with primary
 - HVAC & water heater replaced in 2018

-13604-

- Updated with fresh designer color scheme (2021) , easy to maintain tile flooring throughout
- Clean, well maintained kitchen with tile countertops, electric oven and range, loads of cabinet space, large pantry, and new fridge (2021)
- Welcoming primary suite with tile flooring, designer color scheme, dual closets, Jack & Jill bath with tub/shower combo and updated fixtures
- Large secondary bedroom with tile flooring, designer color scheme, large walk-in closet. Shares Jack & Jill bath with primary
 - HVAC replaced in 2016 & water heater replaced in 2018
- This property is centrally located in Cypress with quick access to 290, Hwy 6, and 99
 - Zoned to Cy-Fair Independent School District and coveted Millsap Elementary School.
 - The community pool and tennis courts are .3 miles away on the same street, not to mention loads of parks and shopping nearby such as Fairfield Town Center and Houston Prime Outlets!
- All at a phenomenal price point for a landlord or investor!



Millsap Elementary
12424 Huffmiester Rd



Arnold Middle
1111 Telge Rd



Cy-Fair High
22602 Northwest Fwy