



Modern design at its best!

2 story home with smart home system easy integration:

Pre-wire, smart thermostat, lighting, touch kitchen faucet, garage door opener, tankless water heater, water-efficient toilets, & energy-efficient home. Low E Argon Windows, Engineered hardwood floors throughout, porcelain tile in bathrooms; Tech Shield Roof Decking w/ Radiant barrier; Pex plumbing; landscaping front and backyard.

The kitchen: island quarts waterfall edge w/ shaker cabinetry & USB receptacle. Cabinets: 42" shaker upper cabinets w/ soft close & under mount lighting; The kitchen and primary bath under-mount sinks; Recessed lighting; Fixtures and hardware and faucets is Matted black . Primary Bedroom with back lit floating crown molding. Primary Bathroom glass incased and porcelain tile freestanding shower with rain shower head. The luxurious freestanding vessel soak bath and quarts counter top double vanity. The built in

closet system in bedrooms. 1-2-10 Builder's home warranty.

The location is quick access to the Medical center, Downtown, Galleria, Rice Village, NRG and UTMB, UH, Rice, TSU and St. Thomas University, HCC and 610 and highway 288. The community has a rich history of civil rights and political community activists.

The home is within walking distance to 4 different parks.

Qualifies for the Affordable Housing program based on zip.

Modern Design at its best!



Floor Plans:

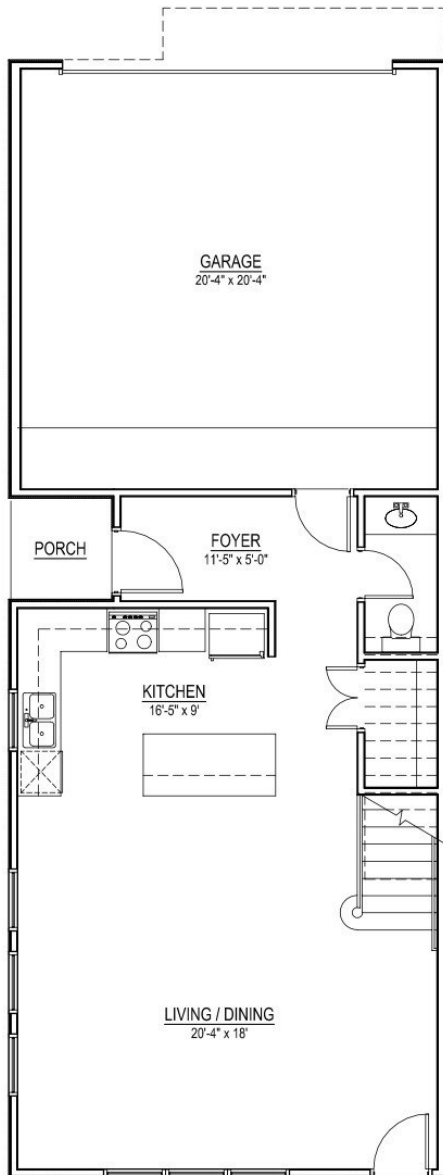
Two Story / 3 Beds / 2 Baths / 1 half / 2 Car / Backyard/

Living Space: 1,793 s.f.

Garage: 437 s.f.

Porch: 26 s.f.

Total: 2,256 s.f.



FIRST FLOOR



SECOND FLOOR



A Modern, energy efficient Trinity home is located inside the loop in the vibrant, historic Greater OST /South Union super neighborhood in prime location in South Central Houston between Loop 610 to the south, Old Spanish Trail to the north, Highway 288 to the West, and the rail line (Mykawa Road) to the east.

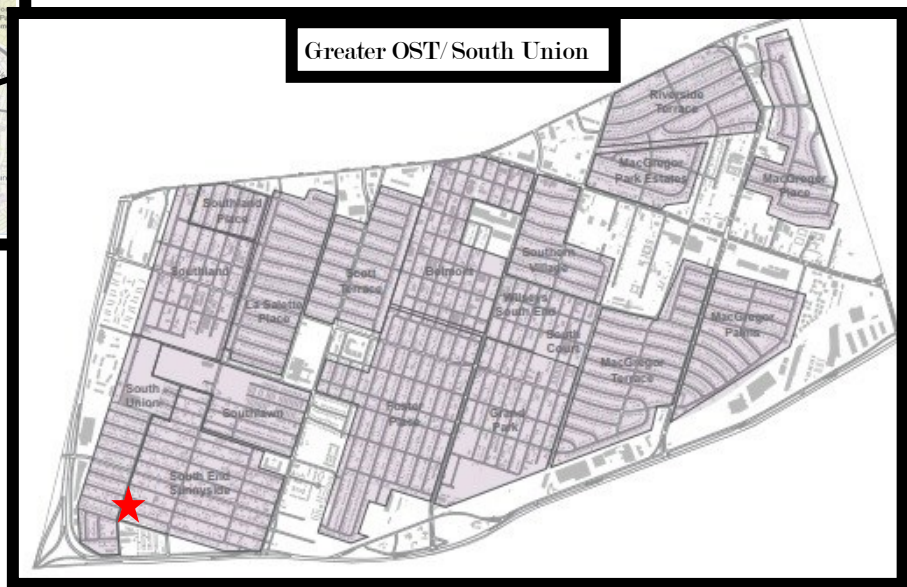
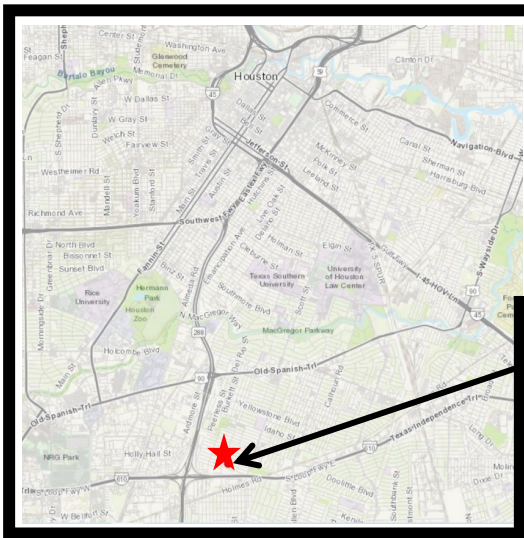
The South Union Neighborhood began late 1940's and popular destination after WWII comprised mostly residential homes, within walking distances to Zollie Scales Park, Cryill Madison Park, Beech— White Park and Widby Elementary Spark Park . The community has rich history of civil rights, and community activist.

The area is metamorphizing because of the close proximity to Texas Medical Center, Downtown, Galleria, and major throughfares; the affordable prices and rich cultural significance. A resurgence of development from the bike trails, new infrastructure, Metro Light rail, Hwy 288 Toll road, community center, commercial and residential.

The home is located in the South West corner of the South Union Subdivision giving quick access to major throughfares: half mile to 610 South Loop and Hwy 288 and 10 miles I-45.

Drive time to : Medical Center 5mins, Downtown 15 mins, Galleria 15 mins, Museums District 10 mins, NRG park 15 mins, Hobby Airport 25 mins

Higher education: TSU, UH, RICE , St. Thomas, UH Downtown, and Houston Community Colleges. Come live in community with rich cultural history!



**Legal Description: LT 1 BLK 1
HEAVENS POINT**

Bedroom: 3

Bath:2

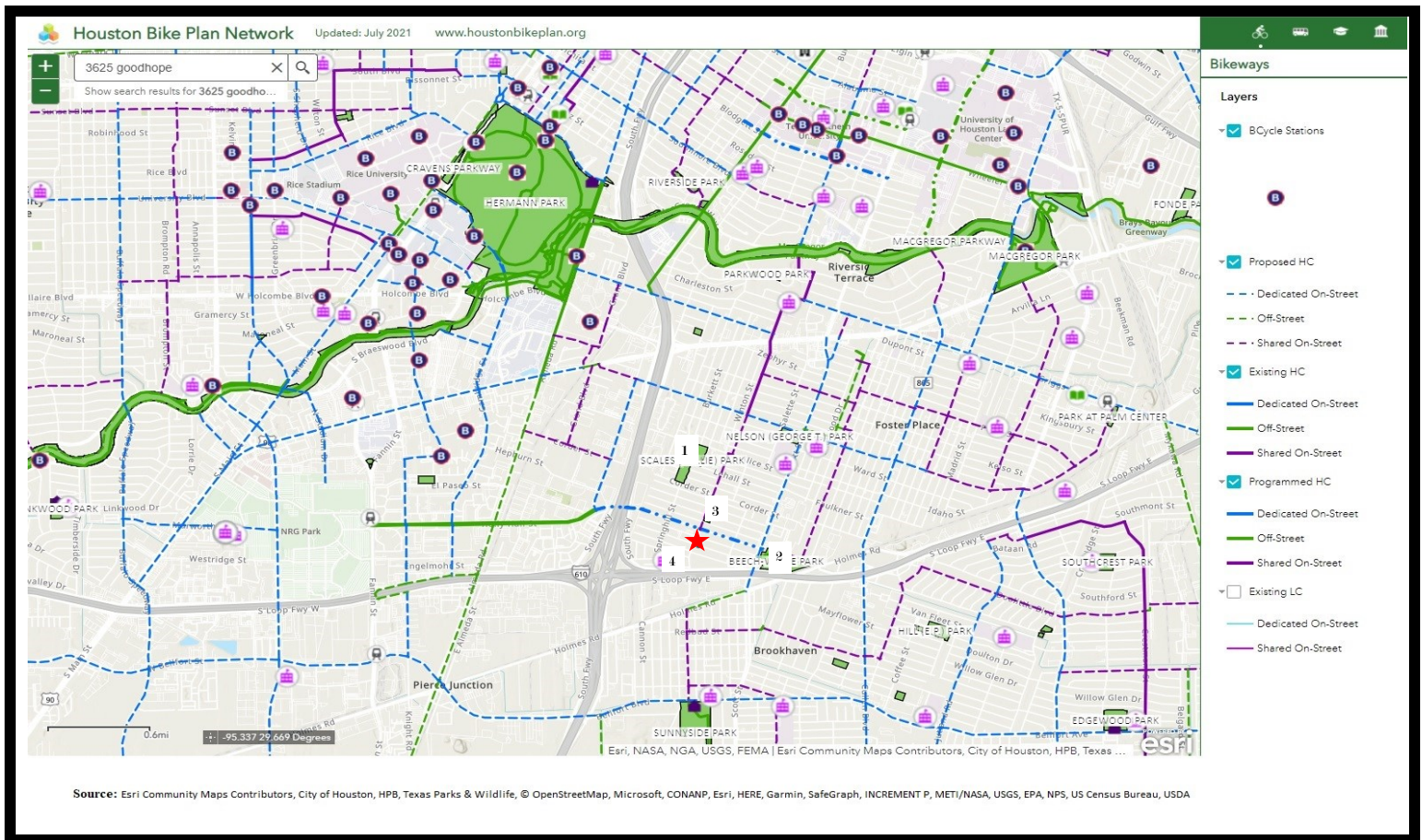
Half: 1

Back Yard : 25 x 21

Lot Size: 2,500 SF

Living: 1,793 SF

Greenspace: Parks, Bike and Hike Trails



1.) Zollie Scales Jr. Park

Zollie Scales was a political activist, civil rights and notable Houstonian.

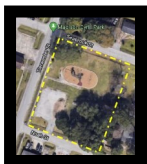
3501 Corder St. Houston, Tx 77021



2.) Beech— White Park

In honor of two female political activist Hattie White and Mary Beech.

7407 Scott St., Houston Tx, 77021



3.) Madison Cyrill Park

In honor of Soilder whom pass away in Vietnam

7401 Tierwester St, Houston, Tx 77021



4.) Whidby Elementary School Spark Park

7625 Sprillhill St, Houston, Tx 77021





Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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