

2530 Watts #1

Features and Updates

- ◆ Wood Front Door
- ◆ French Door leading to the side yard
- ◆ Wrought iron gate for the side yard
- ◆ Wood Floors in Living room and Kitchen sanded and stained (2021)
- ◆ New Wood Floor for the Stairs and for the Dining Room (2021)
- ◆ Living Room with high ceiling and windows overlooking the front garden
- ◆ Formal Dining Room with large windows and Fireplace
- ◆ Half Bath: Pedestal sink Tile, Light and Plumbing Fixtures
- ◆ Gallery Kitchen: Custom Cabinets with Soft-Close, Gas Cooktop, Built-in Oven and Microwave, Granite Countertops, Designer Backsplash, Stainless Steel Appliances, Breakfast Bar
- ◆ Primary Bedroom with French Door and a Balcony
- ◆ En-suite Primary Bath (remodeled 2021) and Features: Tile Floors, Two Vanities, Two Walk-In Closets, Glass-enclosed Shower and Jetted Tub.
- ◆ Spacious Secondary Bedrooms with en-suite baths
- ◆ Secondary Bath with Glass-enclosed Tub
- ◆ 2 Sitting Area on the 2nd and 3rd Floors
- ◆ Game Room on 3rd floor with en-suite bathroom and built-in bar with sink
- ◆ Bourbon Carpet in Bedrooms
- ◆ Low Energy Double-Pane Windows
- ◆ New Roof with Transferrable Warranty (November 2017)
- ◆ New A/C Unit - 1st Floor (August 2020)
- ◆ New A/C Unit - 2nd and 3rd Floors (June 2019)



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Features and Updates

- ◆ New Dishwasher (2015)
- ◆ Stainless Steel 2-door Refrigerator, Washer and Dryer included
- ◆ Pot Lights
- ◆ Ceiling Fans with Light Fixtures
- ◆ Farm Doors
- ◆ Crown Molding
- ◆ Gas Fireplace
- ◆ Built-in ceiling speakers
- ◆ In-House Utility Room
- ◆ Two-Attached Car Garage, Garage Door Opener and Combo Keypad
- ◆ Neighborhood: Minutes from Rice Village, Rice University, Medical Center, Museum District, The Galleria and Houston Downtown



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