

4066 Drummond Street

3 Beds | 2 Baths
2,584 Sq. Ft. | Lot: 9,450 Sq. Ft.

KEY FEATURES:

- Extensive improvements totaling over \$100,000
- Larger than average ranch house offering tons of flexibility and use of space

LOCATION, LOCATION, LOCATION!

- Close proximity & fantastic walkability:
 - Several parks: Karl Young Park, Huckleberry Park, Helen's Park, Evelyn's Park, "Horse Park" and Brays Hike & Bike Trail
 - YMCA, McGovern neighborhood library and numerous restaurants, shops, fitness & more!
 - Zoned to Mark Twain Elementary, Pershing Middle & Bellaire High
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

Functionally Advantageous Updates (~\$66,589):

- Updated electrical wiring
- Recent electrical panel
- Replaced HVAC & ductwork – American Standard Variable Speed System (2017)
- Supply pipes updated (Uponor Pex)
- Tankless water heater (2017)
- Updated windows
- CAT Ethernet cable network installed

Exterior Enhancements and Features (~\$12,481):

- Iron driveway gate & motor
- Privacy fence extension
- Gutter extension upgrade
- Front door replaced
- Door locks upgraded
- Yard drainage system installed
- Structurally re-enforced garage

Other Enhancements Include (~\$28,000):

- Recent hardwood floors throughout
- Custom-built Bookcase in Family Room installed

All information per sellers. Please independently verify.

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