## ListReport for

4004 Montrose Boulevard #47A, Houston, TX 77006

1BD | 1BA | 852 SQ. FT







### **COMPEAN GROUP**

The Compean Group NMLS# 617930

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### STEVEN CASTANEDA

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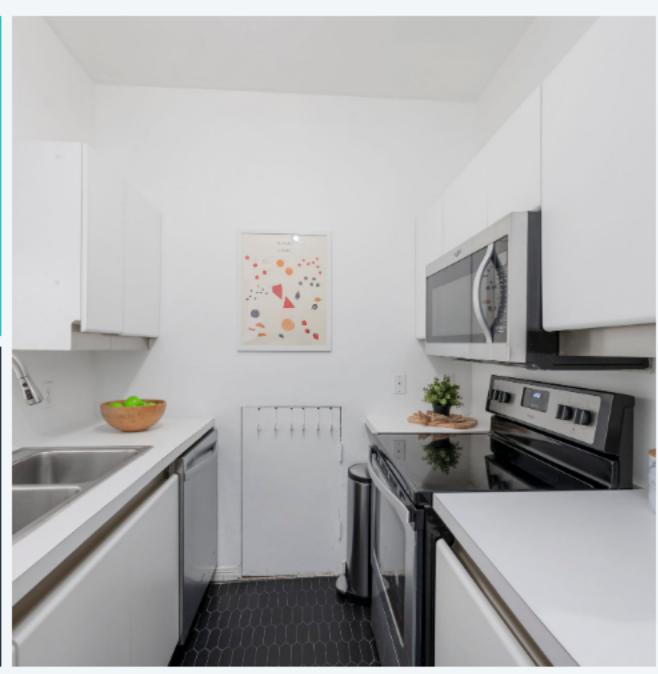
12075 Spring Cypress Rd, Tomball, TX 77377 Branch NMLS# 356478

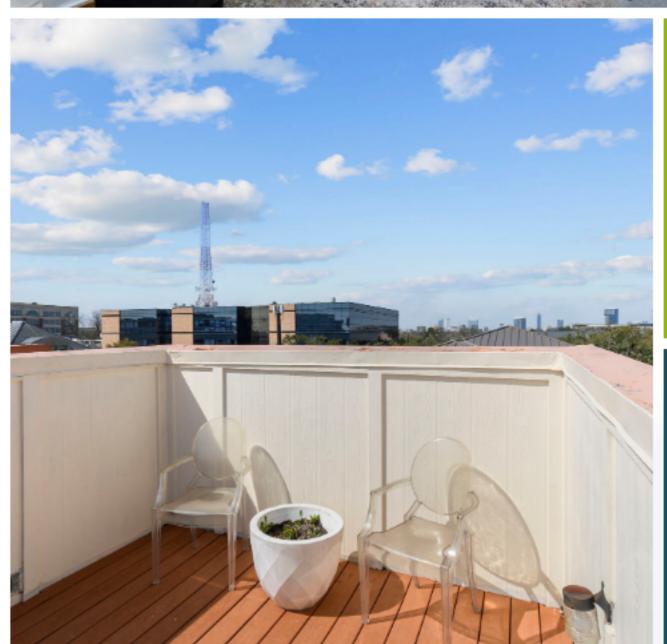




1 BED

**1** BATH

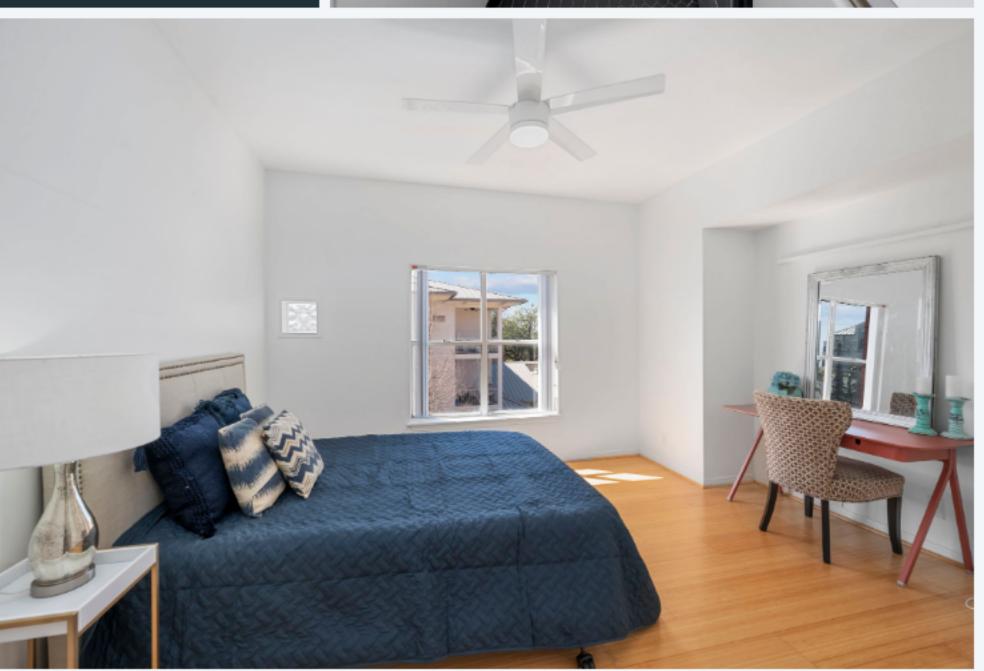




852

SQ FT

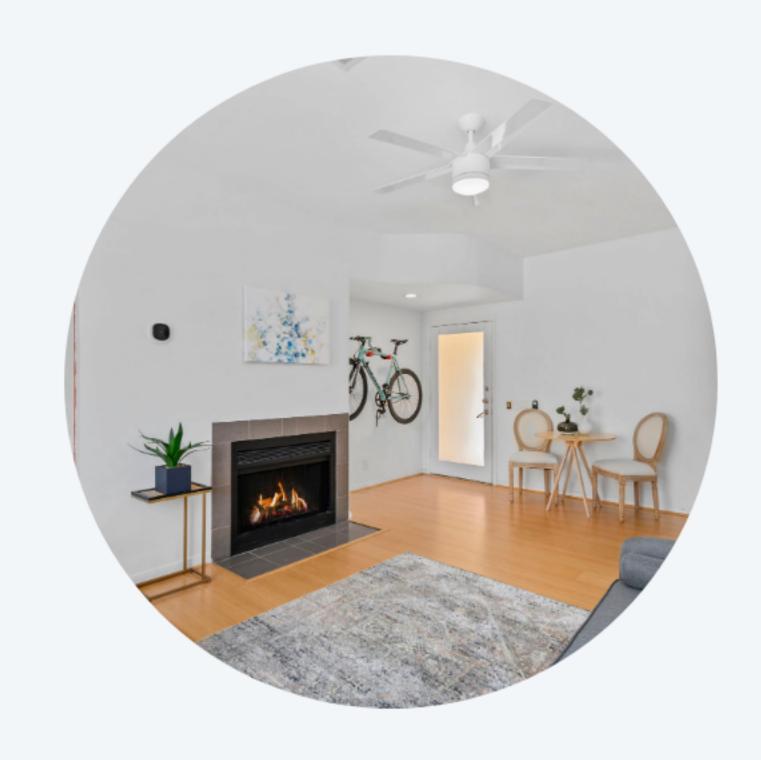
1985 BUILT IN





### **SUMMARY**

Luxurious condo w/rooftop deck located in the heart of Montrose! Sunfilled interior features a desirable 1st level living/dining floorplan w/upgraded flooring, wood burning fireplace & freshly painted white walls. 1st floor Chef's kitchen features upgraded modern black tile, sleek/modern white cabinetry w/ brushed nickel accents that complement the recent S.S. appliances. 2nd level hosts the spacious bedroom, full bath, W&D closet, & flex space! 3rd floor stairway leads you to the amazing rooftop deck. Enjoy your own piece of paradise in the sky & relax w/views of the city & pool. 2 parking spots in parking garage & 1 storage area included!





### **VERY CONVENIENT AREA**

Most major services in this area are located within **1** mile.



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



### **NEIGHBORHOOD EATS**

This home is located near **205** moderately priced restaurants rated four stars and up.



### **GREAT SCHOOLS**

The schools for this home are **above** average for this neighborhood





## AREA REPORT

## VERY CONVENIENT

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





**CLEANERS** 



**GYM** 



**GAS** 





<0.1 MILES

O.1

O.1

O.1

0.2









0.4 MILES

0.4 MILES

0.2 MILES

O.2





## SCHOOL REPORT

## SCHOOLS IN YOUR AREA

The assigned schools are above average for the area. There are also 67 private schools and 19 charter schools within 5 miles.

PK-5

POE ELEMENTARY
SCHOOL
ASSIGNED

6-8

LANIER MIDDLE SCHOOL ASSIGNED

9-12

LAMAR HIGH SCHOOL ASSIGNED





### OUTDOOR REPORT

## THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	GOLF COURSE BEHRINGER HARVARD MUSEUM DISTRICT	0.3 MILES
<b>19</b>	PARK DUNLAVY PARK	<b>0.7</b> MILES
	DOG PARK PEGGY H SHIFFICK PARK	1.1 MILES
444	HIKING JAPANESE GARDEN AT HERMANN PARK	1.2 MILES







### FOOD REPORT



## **NEIGHBORHOOD EATS**

This home is located near **205** moderately priced restaurants and has an **above average** variety of cuisines.



## GOOD EATS BY CATEGORY

AMERICAN	125
SEAFOOD	17
FAST FOOD	15
INTERNATIONAL	15
CAFES	
COFFEE AND TEA HOUSES	10
BARS	10
STEAKHOUSES	9
BARBECUE	8
MEXICAN	8
OTHER	13

**DISCLAIMER:** The information in this report is from third-party sources and its accuracy cannot be guaranteed.



# To learn more about this home or obtain financing information, please contact:



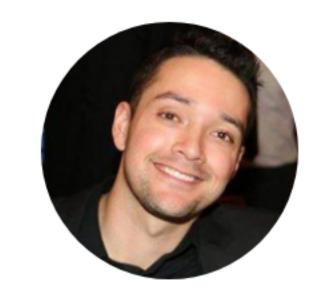
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