

# ListReport for

4004 Montrose Boulevard #47A,  
Houston, TX 77006

1BD | 1BA | 852 SQ. FT



## COMPEAN GROUP

The Compean Group  
NMLS# 617930

**m:** (832) 777-3904 | **o:** (832) 777-3904  
**e:** admin@thecompeangroup.com  
**w:** www.TheCompeanGroup.com

802 W Patton St., Houston, TX 77009



## STEVEN CASTANEDA

Mortgage Specialist  
NMLS# 286120

**m:** (281) 817-6292  
**e:** steve@triumphlending.com  
**w:** stevecastaneda.com

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! Sun-filled 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



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# 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.



COFFEE



CLEANERS



GYM



GAS



MEDICAL



<0.1  
MILES

0.1  
MILES

0.1  
MILES

0.1  
MILES

0.2  
MILES



GROCERIES



MOVIE THEATER



ATM



PHARMACY

0.4  
MILES

0.4  
MILES

0.2  
MILES

0.2  
MILES



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# 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





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# 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
	PARK DUNLAVY PARK	0.7 MILES
	DOG PARK PEGGY H SHIFFICK PARK	1.1 MILES
	HIKING JAPANESE GARDEN AT HERMANN PARK	1.2 MILES





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# FOOD REPORT



## NEIGHBORHOOD EATS

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

# 261



WITHIN 5 MILES

\$



\$\$



\$\$\$



\$\$\$\$



### 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

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



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