

2017 Elmen Street

COMPASS

Features & Amenities



House Overview

Bedrooms	2
Baths	2 Full + 1 Half Bath
Square Feet	1,801 per HCAD
Lot Size	2,575 per HCAD
Year Built	1984 per HCAD
Garage	2-Car Attached
Neighborhood	River Oaks Shopping Area

OVERALL

- French designer used this home as his Houston studio; tons of charm and character throughout
- Hardwood floors throughout
- High ceilings
- Spacious back patio and yard
- Close to 4 popular grocery stores: Whole Foods, Trader Joes, HEB and Kroger
- Easily access the running and biking trails at Buffalo Bayou Park!
- Walking distance (just a few blocks away!) from popular dining & shopping in Montrose: Common Bond Bistro, Empire Cafe, Ostia, Riel, Paulie's Agora, Montrose Wine & Cheese, milk+sugar, Rosie Cannonball, Le Labo, Emerson Rose, Lo-Fi Vintage, just to name a few!
- Incredible location; close to tons of great shopping and restaurants in River Oaks Shopping District and River Oaks Shopping Center!
- Easy access to major freeways

I-10, 59, 610, Allen Parkway, Downtown, Medical Center, and the Galleria.

FRONT EXTERIOR

- Quiet street
- Double wide private driveway for extra parking
- 2 car attached garage with automatic garage door opener
- Iron security pedestrian gate for guests to enter

BACK EXTERIOR

- Spacious fenced-in backyard for kids and dogs to play
- Large pavers make up a spacious patio with retractable patio cover and plenty of room for a dining and sitting area
- Easy maintenance backyard with landscaping and stone path

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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LIVING ROOM

- Spacious room; offering a variety of furniture configurations
- Light and bright living room that opens up to dining room
- Floor to ceiling windows and windowed French doors overlook lush backyard
- Wood burning fireplace with wood mantle
- Recessed can lighting
- Track lighting for art over fireplace
- Double crown molding

DINING ROOM

- Conveniently opens to living room and French doors open to kitchen
- Large floor to ceiling windows overlook the backyard
- Recessed can lighting
- Track lighting
- Double crown molding

KITCHEN

- Tons of storage cabinets & drawers plus pantry closet
- Gas cooktop
- Built-in microwave (note: current microwave does not function but there is a functioning microwave in the garage that the buyer can install on their own).
- Double basin sink situated under a window
- Decorative light fixture over the sink
- Recessed can lighting
- Windows with custom window blinds
- Double doors open to dining area

POWDER ROOM

- Located just off entry and easily accessible from living room

- Grasscloth wallpaper
- Pedestal sink
- Decorative mirror

PRIMARY SUITE

- Spacious room with space for a sitting area and/or desk area
- Vaulted ceiling
- Ceiling fan
- Large window overlooking the backyard
- Custom window shades and drapes

PRIMARY BATHROOM

- Double doors open to large en-suite primary bathroom
- Grasscloth wallpaper
- Large vanity with two sinks and plenty of storage cabinets
- Two vanity lights
- Medicine cabinet
- Large walk-in shower with bench
- Skylight
- Linen closet
- Walk-in closet

SECONDARY BEDROOM

- Currently being used as a secondary living room upstairs
- Vaulted ceiling
- Large window overlooking the front of the house
- Double crown molding
- Walk-in closet
- Note: Light fixture is excluded
- ENSUITE BATHROOM
 - Grasscloth wallpaper
 - Vanity with storage underneath
 - Medicine cabinet
 - Vanity light
 - Tub/shower combination

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EXTRA ROOM

- Great flex space at the top of the stairs
- Flexible space; make an ideal game room, study, playroom or gym
- Large window with window shade
- Double crown molding
- Recessed can lighting
- Glass shelves with overhead lights

UTILITY ROOM

- Washer/dryer hookups
- On the second floor with both bedrooms

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