



1154 Chamboard

Don't miss your chance to own a piece of paradise in Houston! This quintessential, well-maintained home at an excellent price point sits nestled on a 7,590 square foot lot full of mature trees and landscaping in highly sought-after Shepherd Park Plaza. With 1,675 square feet(per seller), 3 beds, 2 full baths, an interior laundry, 2 car garage, a large covered veranda, pool, and shed with a half bath, this house really packs a punch! The floorplan is spacious and perfect for entertaining with an updated kitchen playing the role of the hub of the home. It features granite countertops, Stainless Steel appliances, access to a large laundry with built-ins, and is open to the dining room with access to the spacious garage, living room, and beautiful backyard oasis. There is NO CARPET but instead vinyl plank floors throughout with tile in both full baths for easy maintenance. The ensuite primary, very rare at this price point, offers a stand-up shower with ample cabinetry. The secondary bath offers a tub/shower combo with tub-to-ceiling tile. This backyard has everything! A large covered veranda with ceiling fan and recessed lighting, large pool with removable fence, a large storage shed with electricity, and a convenient half bath, so no wet feet in the house! Located in close-in Houston w/ access to 610, I10, & 290.

3 beds
2.5 baths
2 Car garage
1,675 Square feet
7,590 Sqft lot
MLS# 40527049



ginny@ledwellrealty.com
www.ledwellrealty.com
281-635-7181



FEATURES



Well-maintained home at an excellent price point in Shepherd Park Plaza

Beautiful front elevation with brick and vinyl siding, mature landscaping, and double-wide driveway.

3 bedroom, 2.5 bath with loads of updates, vinyl plank flooring, ceiling fans, and recessed lighting.

Open concept living room, dining room, and kitchen with access to the covered veranda and backyard

Updated kitchen with stainless steel appliances, granite countertops, and cabinetry. 2014 - renovation & updated plumbing and remodeled the kitchen area (per Previous Owner), 2019 - New granite counters, new backsplash, new gas range, and electric oven (per Seller)

Open and spacious dining room that could easily fit a 10 top table with views of your backyard oasis through french doors with hidden screen which allows for enjoying the Houston breeze inside your home without unwanted critters coming in

Ensuite primary bedroom located at the end of the hall with a large window for loads of natural light, as well a walk-in closet

Ensuite primary with seamless shower, dual vanities as well as ample cabinetry - Updated 2019 per seller

2 secondary bedrooms with large closets, dual sinks, a full bath with tub/shower combo, and tub to ceiling tile work with mosaic design

2 closets in the hall for extra storage

Large 100+ sqft interior laundry room located off of the kitchen with built-in pantry, cabinet and beautiful barn door to close it off while entertaining- Added 2019 per seller

Large 7,590 sqft lot full of mature trees and landscaping with backyard oasis, including-large covered veranda with ceiling fan and recessed lighting, pool with removable safety fence (added 2018-Meets and exceeds all ASTM standards. Fence is backed by lifetime warranty. Per seller.)

Workshop with electricity and secondary storage as well as a convenient pool-side half bath

Enjoy early morning coffee, lunch, or after work relaxation under your large covered veranda, located off of the dining room with a secondary doorway off of the laundry.

Double wide driveway

Short commute to downtown, the Heights, and the GOOF, area dining, and loads of entertainment options, as well as access to major thoroughfares 610, I10, I45, and 290

Please see the list of updates for a full idea of just how well this house has been maintained and updated

