

2703 La Branch

COMPASS

Features & Amenities



House Overview

Bedrooms	2
Baths	2 Full + 1 Half Bath
Square Feet	1,628 per HCAD
Lot Size	1,588 per HCAD
Year Built	2000 per HCAD
Garage	2-Car Attached
Neighborhood	Midtown

OVERALL

- Convenient location: quick commute to Medical Center and Downtown
- Easy access to major freeways: 288, 45, and 59
- Minutes from the Metro Rail for convenient access to the Museum District, Zoo, NRG Stadium, Medical Center, & so much more!
- Minutes from beautiful, 5 acre Baldwin Park, with jogging trails, play equipment, 100 year old live oaks, and soccer field
- Minutes from popular restaurants and nightlife
- Roof (2017)
- Water heater (2015)
- Completely replaced 3rd floor balcony (previous sellers)
- XL 15-I 4 Ton Trane Air Conditioning unit w/ coils and furnace (2012)
- Replaced windows with new Maritech Low-E windows (2010)
- Smart thermostat
- Installed water filtration system in kitchen (2009)
- Security alarm system installed

EXTERIOR

- Corner unit with lots of windows offers lots of natural light
- Fully fenced-in yard space; great for pets
- Great curb appeal with brick facade and mature trees
- Patio space offers plenty of room for grill and table and chairs
- Added gas line to side patio (previous sellers)
- Two car attached garage with automatic garage door opener
- Gated community with automatic driveway gate

ENTRY

- Flexible space; could fit a desk space, workout space or entry furniture pieces
- Double doors lead to the utility space with washer and dryer connections and storage cabinets
- Closet
- Door leads to garage

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

- Light filled space
- Hardwood floors
- Balcony doors with window blinds lead to a balcony
- Balcony off of living room offers space for a grill, table and chairs
- Gas fireplace with mantle
- Ceiling fan
- Double crown molding

DINING ROOM

- Large arched windows overlooking greenery
- Hardwood floors
- Custom drapes
- Decorative chandelier
- Room for a buffet
- Note: sellers would be willing to leave the dining room table & chairs

KITCHEN

- Open floor plan with dining and family room; ideal for entertaining
- Hardwood floors
- Movable kitchen island with storage
- Breakfast bar
- Granite countertops
- GE stainless steel electric oven with warming drawer and gas cooktop
- Built-in microwave
- Stainless steel Kenmore dishwasher
- Stainless steel double basin sink
- Two glass-front display cabinets
- Pantry closet
- Large window with window blinds

POWDER ROOM

- Extra storage closet adjacent to this space
- Conveniently located on same level as all living spaces
- Pedestal sink

- Vanity light
- Window with window blinds

PRIMARY SUITE

- Located on the 3rd floor and same level as the secondary bedroom
- Carpet
- Room for additional furniture such as a desk or sitting area
- Vaulted ceiling
- Recessed can lighting
- Ceiling fan
- Double crown molding
- Double doors open to private balcony with views of Downtown
- Window shades

PRIMARY BATHROOM

- Double doors open to large en-suite bathroom
- Jetted tub
- Double sinks
- Vanity knee space
- Separate water closet
- Shower with glass door
- Large walk-in closet

GUEST BEDROOM

- Located on the same level as the primary bedroom
- Carpet
- Ceiling fan
- Window with window blinds, drapes
- Closet

GUEST BATHROOM

- Located in hallway adjacent to secondary bedroom
- Sink with vanity storage
- Vanity light
- Headknocker cabinet
- Tub/shower combination

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