



Midtown/Montrose Houston

2913 Albany Street

AMENITIES & UPDATES

2 Bedrooms | 2 Baths | Built 1998
1,954 SF | 2,000 SF Lot | \$430,000

Updates

- Large private back deck 2020
- Primary & secondary bath remodeled 2021: Hans Grohe fixtures | LED Mirrors | Frameless shower doors | Semi-pneumatic, soft-close cabinetry | Quartz countertops
- Kitchen updates 2019: Thermador range | Microwave | Dishwasher
- Generac Whole-house Generator 2020
- Complete-home closet customization 2015: California Closets customization in all closets
- New skylight with auto roller shade
- New carpet installation 2023
- Interior Painting 2023; trim & walls in entire home

Maintenance

- Exterior Painting 2021: Garage door | Front & back door | Pedestrian gates | Balconies (front & back)
- Landscaping replaced & revamped 2021
- Roof maintained with transferrable warranty | Ongoing | Including new skylight

Mechanicals

- Air Conditioner replaced 2021
- 6-month maintenance agreement on Air Conditioner
- Water Heater replaced 2021
- Nest system includes carbon monoxide & smoke alia & viruses
- Irrigation system refurbished 2021
- Replaced Rainbird irrigation controller
- Nest system includes carbon monoxide & smoke alarms

Location

- Exception location close to restaurants & venues
- Near Houston's finest dining & eclectic experiences
- Museums within 5 miles & 3 blocks to Buffalo Bayou Park
- 2 miles to Downtown
- 3.4 miles to the Texas Medical Center
- 2.7 miles to Hermann Park & Houston Zoo



Other

- No HOA fees
- One of only 3 townhomes
- 2-car attached garage with space for 4 cars on driveway
- Balcony overlooking large private deck
- 210 SF private back deck

COMPASS



Katherine Brown

REALTOR®
M: 713.502.3090
katherine.brown@compass.com

