

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



Katherine Brown

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

COMPASS

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sole, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect accuracy of any description.