

For Sale

RICE MILITARY HOME WITH ROOFTOP DECK
AND VIEWS OF DOWNTOWN

This amazing three bedroom, three-and-a-half bathroom home in Rice Military is perfect for anyone looking for a luxurious living experience.

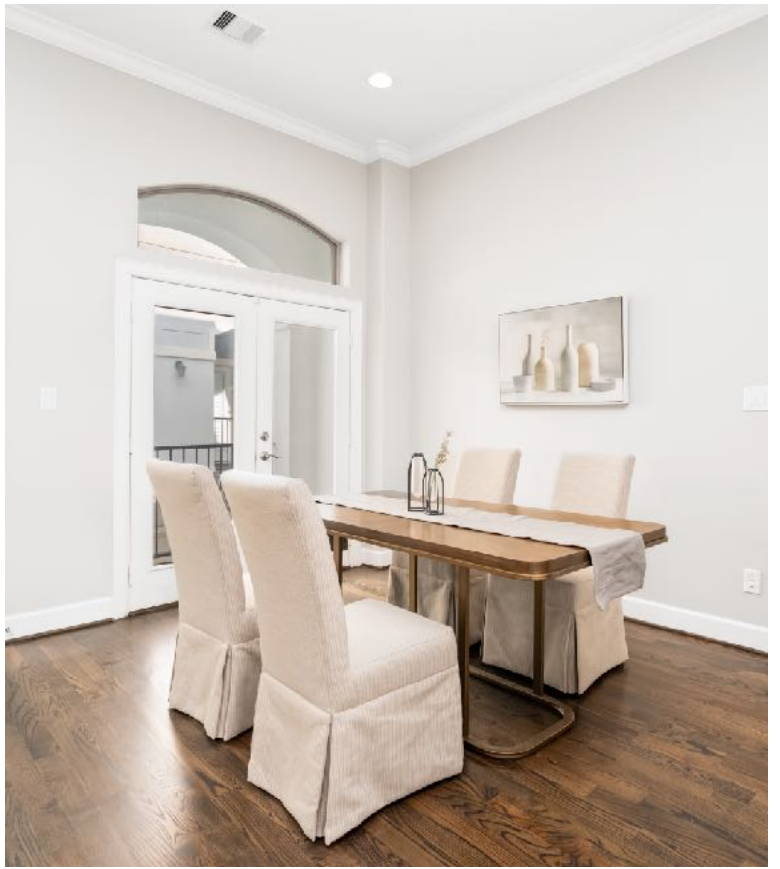
4314C GIBSON STREET | HOUSTON, TX 77007



START YOUR NEW CHAPTER HERE!

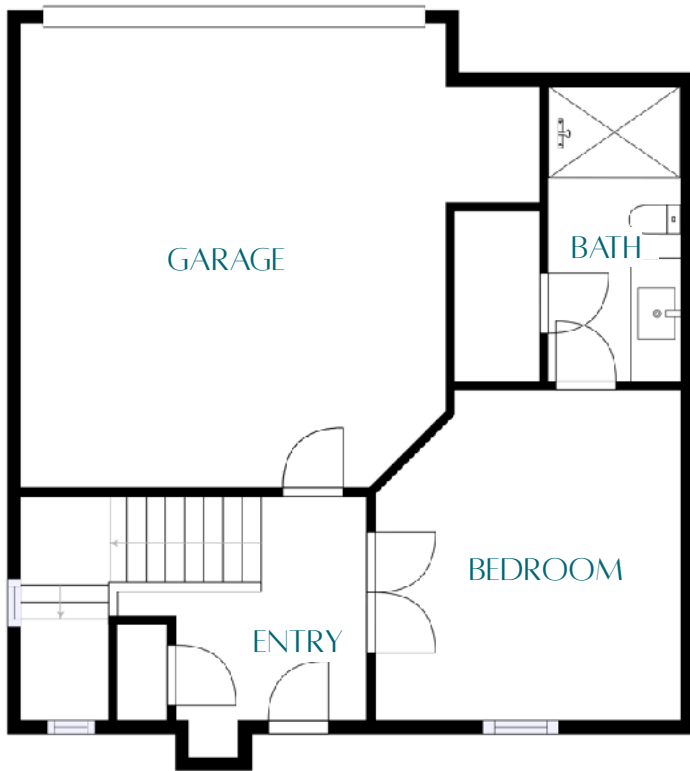
From the open concept living, dining, and kitchen area, to the large primary bedroom with its custom closet, you will love the comfort and convenience of this residence. The primary bathroom is equipped with double sinks, a walk-in shower, and a separate soaking tub, making it ideal for relaxing after a long day.

The beautiful downstairs bedroom offers a great place to relax or get work done. This room has plenty of space for a desk and comfortable chair, and features an ensuite bath. The freshly painted interior gives the house a bright and inviting atmosphere, and the fourth-floor rooftop deck has incredible views of downtown. Don't miss out on this remarkable opportunity to make this house your home!



FLOOR PLAN

The thoughtfully-designed residence at 4314C GIBSON STREET boasts a floor plan BUILT FOR COMMUNAL GATHERINGS that also has plenty of QUIET PLACES TO TUCK AWAY for private time.



FIRST FLOOR

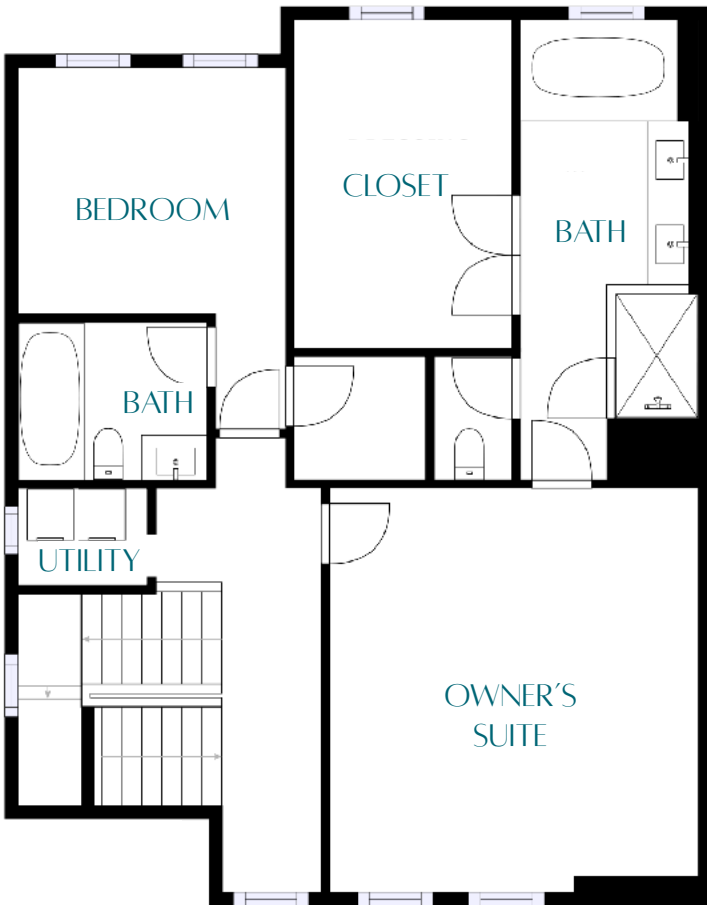


SECOND FLOOR

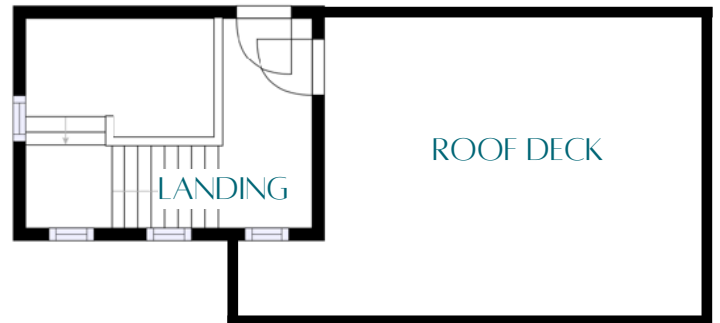
Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.

Key Measurements

Living	19' x 19'	Primary Bedroom	18' x 16'
Dining	10' x 9'	1st Floor Guest Suite	15' x 13'
Kitchen	18' x 11'	3rd Floor Bedroom	12' x 10'



THIRD FLOOR



FOURTH FLOOR

Non-Realty Items

With an accepted offer, the following non-realty item will convey with the sale of the property:

- French Door Refrigerator
- Wine Refrigerator
- Clothes Washer
- Clothes Dryer

Scan for interactive neighborhood guide.





NEIGHBORHOOD GUIDE

Your new home is close to all the essentials and popular spots. Here are a few of our top recommendations in the area.



RESTAURANTS

Federal American Grill
Barnaby's Cafe
Killen's
Rare
Miyako
Laurenzo's Restaurant
Black Walnut Cafe



SHOPS & ESSENTIALS

Sprouts Farmers Market
H-E-B
Whole Foods Market
Washington Central
Target
Kroger
The Shops at Memorial Heights



BARS & COFFEE

The Sporting Club
The Coffee House at West End
Sugar Room
Bayou Heights Bier Garten
Ladybird's
The Yellow Cup
Citizens



PARKS & ENTERTAINMENT

Spotts Park
The Gordy
Buffalo Bayou Park
Johnny Steele Dog Park
Art Car Museum



HEALTH & WELLNESS

Urban Fit Yoga
CYCLEBAR
Bounce Hydration
Massage Heights



SALONS & SERVICES

Polish Parker and Roe
Salon Vive
Bayou City Smiles
Satori Salon
Le Blanc Salon and Spa

SELLING Houston TEAM

With more than 43 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 375 Houston-area listings to market. The Selling Houston Team exceeds client expectations through impeccable marketing, negotiation skills, and pro-active client communications. **Contact the Selling Houston Team to assist with buying a home, selling or leasing a property, or marketing your next development.**



Kelly Simon

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Broker and founder of KSP, **Kelly Simon** co-leads a team of real estate professionals at the **Selling Houston Team** that represents buyers and sellers throughout the Houston area, reaching from Magnolia to Galveston, Katy to Kingwood, and all the suburbs in-between. Based out of their Heights office, Kelly and the Selling Houston Team keep a strong pulse on the Houston economy and housing market. Kelly was honored by HAR as one of 20 Under 40 Rising Stars in Real Estate, is a multiyear Five Star Real Estate Award Winning Professional and has been featured in Forbes, Texas Monthly, and Houston's Real Producers Magazines.



Julie Harrison

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281-520-6024

Julie Harrison enjoys all aspects of the real estate business. She especially loves meeting and establishing relationships with new clients. Julie has resided in Houston for more than 20 years and, as a native Texan, she can put her insider knowledge to work to find the best home for your needs. She uses proven techniques and resources to help find the perfect home of your dreams earning her an abundance of five star reviews from clients who note "she is there every step of the way" and, "at the end, you feel like family."



Rebecca Freeman

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281-633-6433

Becca is a US Navy Veteran and prior mortgage lender who has been living in Houston for 15+ years. With her wealth of experience in the field, Becca looks forward to helping clients with all their real estate needs. Becca is originally from Louisiana, and we are excited to have her as part of our team.



Lauren Neely

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713-449-4651

Lauren Neely is one Realtor who truly understands the importance of connecting with people. A native Texan from Victoria, Lauren earned a BA in Psychology from Texas Lutheran University and a Masters in Counseling from University of Houston. During her internship at UH's career services she realized how her skills and interests might lay the groundwork for a career in realty. Lauren loves working with people and is committed to helping them find the property that is best for them.

Key Details

3		3.1		2,578 SF	
Lot Size		1,754 SF			
Area		Rice Military			
Property Type		Single Family			
Stories		4			
Year Built		2014			
HOA		N/A			
Style		Traditional			
Garage		2 Car Attached			
Private Outdoor Spaces		Fenced Yard, Roof Deck			
Heating		Central Gas			
Cooling		Central Electric			
Foundation		Slab			
Nearby Parks		Spotts, Cleveland, Buffalo Bayou			
Walk Score		77 – Very Walkable			
Bike Score		76 – Very Bikable			
School District		Houston ISD			
Elementary		Memorial			
Middle		Hogg			
High		Heights			
MLS Number		30754601			