



Notable Features + Amenities

This traditional single-story ranch home is a great opportunity for the Lynn Park/Highland Village area. As the neighborhood transitions to large new construction homes, this home would be ideal to live in now and build later on this 7,700 sq. ft. lot (per HCAD). The seller replaced the underground sewer lines with PVC and installed a pex-pipe water supply system in 2022. The detached garage has been converted into a home gym and measures 440 sq. ft. (per HCAD). It is not included in the main house square footage. Open living and dining room flows into kitchen with stainless steel appliances and access to the adjacent family room with gas fireplace. Primary bedroom with two closets and an en-suite bathroom. 2-Car attached carport is fully gated. Spacious backyard with lush landscaping, generous flagstone decking space, a firepit, and fountain statue. Fantastic location with easy access to 610 and Southwest freeway, River Oaks area shopping, and just minutes away from downtown.

3 Bedrooms; 2 Full Baths; 2-Car Attached Carport; 440 Sq. Ft. Detached/Converted garage (Per HCAD); 1,982 Building Sq. Ft.(Per HCAD); 7,700 Lot Sq. Ft. (Per HCAD); Built in 1951 (Per HCAD).)

Living Room - 21' x 13'

- 8' Ceiling
- Three 4-lite windows with wooden blinds
- One full-lite window with wooden blinds
- Solid wood front door
- 3" Crown moulding
- 4" Baseboards
- 2" Hardwood floors

Dining Room - 13' x 12'

- 8' Ceiling
- Two 4-lite windows with wooden blinds
- 6-Candle chandelier
- Swinging door to Kitchen
- 3" Crown moulding
- 4" Baseboards
- 2" Hardwood floors

Family Room - 21' x 16'

- 8' Ceiling
- Four full-lite windows with wooden blinds
- Two full-lite doors; one to carport and one to backyard
- Gas fireplace set in floor-to-ceiling brick mantel with raised brick hearth
- Built-in desk with wooden countertop and seven drawers
- Three bookcases with adjustable shelving
- Seven built-in double door cabinets
- Floor-to-ceiling millwork wall paneling
- Ceiling fan with lighting
- 2" Crown moulding
- 4" Baseboards
- 14" Tile floors

Kitchen - 15' x 13'

- 8' Ceiling
- One 2-lite window with wooden blinds
- One 4-lite window with wooden blinds
- Tile countertop and full backsplash
- Stainless steel dual basin sink with stainless steel gooseneck faucet
- Stainless steel LG refrigerator/freezer combo
- Stainless steel Whirlpool 4-burner gas range
- Ten double door cabinets
- Four drawers
- Closet with stacked LG washer and dryer
- 2" Crown moulding
- 4" Baseboards
- 14" Tile floors

Primary Bedroom - 16' x 12'

- 8' Ceiling
- Three 4-lite windows with wooden blinds
- Closet (5' x 4') with three hanging rods and an overhead shelf
- Closet (5' x 2') with one hanging rod and an overhead shelf
- Ceiling fan with lighting
- 4" Baseboards
- 2" Hardwood floors

Primary Bathroom - 12' x 7'

- 8' Ceiling
- One 2-lite window with wooden blinds
- Corian countertop and backsplash with integrated sink
- Shower with glass door and floor-to-ceiling porcelain tile surround
- Two double door cabinets
- Two single door cabinets
- Four drawers
- Sliding pocket door entry
- Recessed lighting
- Porcelain tile wainscoting
- 12" Porcelain tile floors

Bedroom 1 - 14' x 12'

- 8' Ceiling
- Three 4-lite windows with wooden blinds
- Closet (5' x 2') with mirrored door entry, one hanging rod, and an overhead shelf
- Pendant light fixture
- 4" Baseboards
- 2" Hardwood floors

Bedroom 2 - 14' x 12'

- 8' Ceiling
- Two 4-lite windows with wooden blinds
- Closet (3' x 2') with one hanging rod and an overhead shelf
- 6-Candle brass chandelier
- Millwork paneled walls
- 4" Baseboards
- 2" Hardwood floors

Shared Bathroom - 10' x 6'

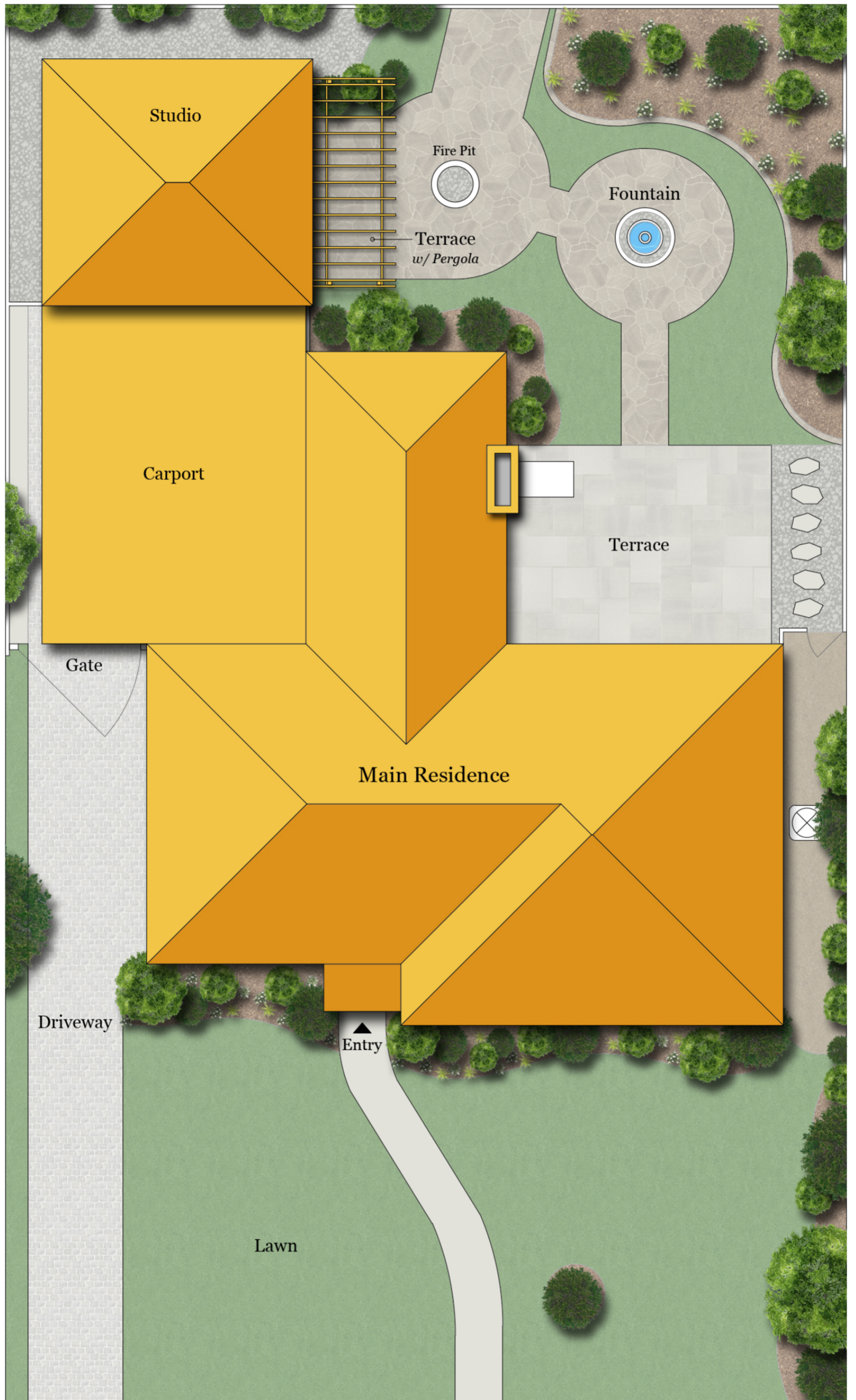
- 8' Ceiling
- One 2-lite window with wooden blinds
- Corian countertop with integrated sink
- Tub/shower combo set in Corian slab surround
- Two double door cabinets
- Hollywood vanity lighting
- 4" Porcelain tile baseboards
- 4" Porcelain tile floors

Detached Gym/Game Room - 21' x 19'

- 12' Vaulted ceiling with timber crossbeams
- One full-lite picture window
- Four 10-lite windows
- Set of full-lite French doubled doors to backyard
- Kenmore wall A/C unit
- Two wall speakers
- Ceiling fan with lighting
- Studio lighting
- 4" Baseboards
- Sealed concrete floors

Miscellaneous Features

- All sewer lines replaced with PVC in 2022
- All water supply lines replaced with Pex pipe in 2022
- New water heater 2022
- Two-car attached carport with electric gate



SITE PLAN



Colquitt St



Floor Plans + Site Map



**Total Finished
Square Footage: 2,505 SQ FT**

Above-Grade: 2,505 SQ FT Below-Grade: N/A

- Main Residence: 2,029 SQ FT
- Studio: 476 SQ FT

Plus 4 SQ FT Mech Room (Main Residence)
Calculated per ANSI Standard Z765-2003.

MAIN RESIDENCE

2,029 SQ FT



STUDIO

476 SQ FT

