

# Special Features & Updates

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*1310 W 23<sup>RD</sup> STREET, HOUSTON*

## Characteristics:

- ❖ Builder & Year: Stoneworks Building Group, 2020
- ❖ Square Footage: 2136 SF
- ❖ Bedrooms: 3
- ❖ Full baths: 3
- ❖ Half baths: 1
- ❖ # car garage: 2

## Notable Features:

- ❖ Fully turfed backyard with specialized Pet Turf and gravel edge banding
- ❖ Second floor balcony overlooking 23<sup>rd</sup> street
- ❖ Wine bar with overhead storage and wine refrigerator on second floor
- ❖ Surround Sound speakers installed in the ceiling on second floor living room area
- ❖ Hardwood floors in first floor bedroom
- ❖ His and her closets in master bedroom
- ❖ Abundant storage space
- ❖ Large kitchen pantry
- ❖ Personal gate leading to the front door
- ❖ Spacious Primary bathroom
- ❖ Personal driveway
- ❖ Ample street parking for guests
- ❖ Easy access to I-610 via Ella Blvd. or Shepherd Dr.
- ❖ Walking distance to the bars and restaurants on 20<sup>th</sup> street
- ❖ Walking distance to an abundance of restaurants including Tony's Mexican restaurant and Crisp Italian Cuisine.
- ❖ Plumbed for soft-water system
- ❖ Ceiling fans installed in third bedroom and primary bedroom
- ❖ Front door wired for doorbell camera