

474 N Post Oak

COMPASS

Features & Amenities



House Overview

Bedrooms	2
Baths	2 Full + 1 Half Bath
Square Feet	1,808 per HCAD
Year Built	1968 per HCAD
Garage	2-Car detached Carport
Neighborhood	Memorial Close In

OVERALL

- Updated luxury vinyl flooring throughout entire first floor
- PEX interior plumbing
- Large walk-in downstairs storage closet
- Washer/dryer hookups conveniently located upstairs with all the bedrooms
- Covered 2 car carport
- HOA covers front landscaping, roof, foundation, courtesy patrol, security cameras, exterior building, grounds, recreational facilities and 2 pools
- HOA also covers all utilities including: electricity, water, gas, trash, sewage & basic cable
- 2 community swimming pools and BBQ grills
- Community features manicured gardens & controlled access gate
- Ample guest parking on street
- Zoned to exemplary SBISD schools: Hunter's Creek Elementary, Spring Branch Middle School, Memorial High School (buyer/tenant to verify)

- Centrally located: just minutes from the Galleria, Downtown, Memorial Park, you name it!
- Easy access to major freeways.

LIVING ROOM

- Inviting, open floor plan with the formal living and dining room; perfect for entertaining!
- Coat closet in entry
- Spacious room
- Custom window coverings and drapes

DINING ROOM

- Open floor plan with living room and adjacent to kitchen
- Updated decorative light fixture

KITCHEN

- Updated kitchen
- Tons of storage
- Granite countertops and butcher block countertop
- Pot holder rack
- Electric stainless steel range
- Stainless steel dishwasher

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

474 N Post Oak

COMPASS

Features & Amenities

- Built-in stainless steel microwave
- Double basin stainless steel sink
- Pantry closet

POWDER ROOM

- Located on first floor and easily accessible from living spaces
- Vanity with storage
- Decorative mirror

FAMILY ROOM

- Light and bright room
- Cozy fireplace with brick surround
- Built-in display/book shelves
- Double set of sliding doors leads you to the back patio.

PRIMARY SUITE

- Large primary bedroom with room for large furniture pieces
- Built-in bronze reading lights
- Updated window
- Ceiling fan/light fixture
- Hardwood floors

PRIMARY BATHROOM

- Renovated primary bath with sliding barn door
- Shower with marble tile floor and marble & limestone walls.
- Vanity with double sinks and marble countertop
- New marble tile floor
- New vanity lights
- Huge walk-in closet
- Skylight

SECONDARY BEDROOM

- Enormous guest bedroom on 2nd floor
- Could be divided into two separate smaller rooms to create a 3 bedroom floorplan
- Dual walk-in closets

- Hardwood floors
- Drapes and window treatments

GUEST BATHROOM

- Located in the hallway upstairs
- Skylight
- Tub/shower combination
- Vanity knee space and storage

BACK EXTERIOR

- Back patio with storage
- Plenty of space for grill, table and chairs, pets
- Great area for outdoor entertaining
- 2 car carport

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



The
Conkling
Group



The
Conkling
Group

RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070