

# 131 E 2nd Street

Features & Amenities

COMPASS



## House Overview

<b>Bedrooms</b>	2
<b>Baths</b>	2 Full +1 Half Bath
<b>Square Feet</b>	1,366 per HCAD
<b>Lot Size</b>	1,442 per HCAD
<b>Year Built</b>	2008 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Rice Military/Washington Corridor

## OVERALL

- Unbeatable location in Rice Military with easy access to I-10, 45, 610, Memorial/Allen Parkway
- White Oak Bayou Greenway is at back door with miles of hiking and biking trails
- Buffalo Bayou greenway is walking distance away
- Incredible location close to all the shopping and dining options in Heights and Montrose neighborhoods
- Blocks away from HEB, Krogers and Target
- Walking distance to Starbucks, Sprouts, Barnaby's Cafe, Salata, Chipotle, Pokeworks, HEB, Krogers, LA Fitness and more!
- Tons of outdoor space with downstairs, fenced in breezeway, 2nd floor balcony and incredible views from the rooftop patio
- Private gated community with electronic gate and video monitoring system
- Incredible large windows highlight the stairway and will definitely impress your guests!

- HOA fee covers roof, exterior paint, trash, grounds, and gates.

## EXTERIOR

- Attached 2 car garage with automatic garage door opener
- Additional storage closet inside garage
- First floor has a gated in, private breezeway. Perfect place for outdoor furniture or storage
- 2nd floor has a balcony overlooking the courtyard space- a perfect place to enjoy your morning coffee
- 4th floor offers a full floor rooftop patio to enjoy dining al fresco

## LIVING ROOM

- Open concept with dining room and kitchen; ideal for entertaining
- High ceilings
- Hardwood floors
- Ceiling fan/light fixture
- Wall of windows and french doors lead out to private balcony

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.



WHITNEY CONKLING  
Whitney.Conkling@compass.com  
713-557-6415

# 131 E 2nd Street

Features & Amenities

COMPASS

## DINING SPACE

- Perfectly situated between the living room and kitchen
- Decorative light fixture
- Space for a good sized dining table

## KITCHEN

- Large island with breakfast bar
- Tons of storage with lots of cabinets
- Granite countertops
- Tile backsplash
- Stainless steel appliances
- Gas range with 4 burners and lower oven
- Built in microwave with vent fan above range
- Dishwasher
- Stainless steel double basin sink with stainless steel pull down faucet situated under a window
- Large window with window blinds
- Walk-in pantry

## POWDER ROOM

- Located on the 1st floor with the living spaces
- Pedestal sink

## PRIMARY SUITE

- Located on the 2nd floor
- Plush carpet
- Modern ceiling fan/light fixture
- Large window with new window blinds (being installed 7/26/23)
- Additional space for sitting area or desk

## PRIMARY BATHROOM

- Spacious primary bathroom
- Large vanity with dual sinks, granite countertops and tons of storage
- Large mirror with vanity light
- Glass enclosed shower and tub area with large window
- Large soaking tub
- Separate water closet
- Walk-in closet

## SECONDARY BEDROOM

- Located on the 2nd floor with the primary bedroom
- Plush carpet
- Modern ceiling fan/light fixture
- Large windows with window blinds
- ENSUITE BATHROOM
  - Private bathroom for secondary bedroom
  - Granite countertop
  - Storage cabinets underneath vanity
  - Tub/Shower combination
  - Walk in shower

## UTILITY ROOM

- Located on the 2nd floor with the 2 bedrooms
- Washer/dryer connections
- Storage cabinets

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.



WHITNEY CONKLING  
Whitney.Conkling@compass.com  
713-557-6415