

2409 Southgate Blvd, Houston TX 77030 USA

Notes From Sellers

- downstairs 10 ft ceilings; upstairs 9 ft ceilings
- whole house pre-wired with Ethernet & coax cable
- AT&T fiber optic into the house
- security cameras installed with hook up to security monitoring service
- HAI security system implemented (3 security monitors in house: front door, rear door, master bedroom).
- family room pre-wired for eventual in-ceiling audio speakers
- whole house has energy-saving cellular blinds
- low-e windows
- hardwood floor throughout the house
- majestic stairwell entry
- downstairs open floor plan
- spacious master suite (upstairs) with walk in closet
- upstairs laundry room
- fireplace
- GE Profile appliances, including dishwasher, refrigerator, oven, Advantium microwave/oven combination, and separate warming drawer
- whole house water filtration unit
- separate A/C for upstairs/downstairs (with Honeywell programmable thermostats)
- tankless Navien water heater
- driveway with motorized gate
- cargo lift installed in garage
- sprinkler system (currently on home automation OpenSprinkler).
- organized neighborhood police watch (Rice Area Constable Service – RACS)
- beautiful neighborhood with many large trees; walkable and family friendly
- walking distance from Rice Village and beautiful Rice University Campus
- 5 min drive to Hermann Park, Museum District, and Texas Medical Center
- owners lived in this house through Allison and Harvey hurricanes without flooding.
- The street is draining well and the house is built on higher ground
- Home is stately custom-built, located on a premier boulevard