

Home Highlights:

- Fully remodeled in 2017, including:
 - All new kitchen (built-in desk, custom cabinets, appliances, Quartz countertops, ceramic tile floors, farmhouse sink)
 - All new bathrooms, included Hansgrohe bath fixtures in master bath
 - Refinished original hardwood floors
 - All new interior and exterior paint
 - All new plumbing (PEX)
 - All new electrical
 - All new insulation on 2nd floor and attic
 - Automated driveway gate (driveway can fit 3 cars)
 - Minka Aire fan installed in each bedroom
 - New LED ceiling lights installed throughout
 - New plantation shutters were added
- Fully redesigned backyard in 2022, including:
 - Large covered deck (TREX)
 - All new landscaping, including a Japanese Maple tree
 - Over 1,000 sq ft of grass added (great for dogs!)
 - Brand new cedar fence
- Home has continuously been owner occupied for over 50 years (current owners have occupied the home since 2017; prior owner since 1970).
- Sprinkler system in both front and backyards
- Home security system installed

Location Highlights:

- All within a 5-minute stroll: Bell Park, Timberline Fitness Gym, BCN, Nippon, Betelgeuse Betelgeuse, Grand Prize, Gatsby's Steakhouse
- The renowned Anya Tish art gallery is a 2-minute walk
- 10-minute walk to the new MFAH building and Glassell School of Art
- 1 mile / 20-minute pleasant walk to both the main entrance of Rice University and Hermann Park
- 1.5 miles from the Texas Medical Center
- 5-minute jog to the tree-lined jogging trail that starts at Montrose & Bissonnet, which connects to the Rice Loop jogging trail