



For Sale

TIMELESS CHARACTER MEETS MODERN FLARE

This lovely 1940s Garden Oaks home is a true beauty! Meticulously maintained, enjoy gorgeous wood and tile floors, spacious bedrooms, and an elegant chef's kitchen. Natural light abounds creating an inviting welcome in a unique floor plan that is ideal for entertaining.

978 41ST STREET | HOUSTON, TEXAS 77018



A GARDEN OAKS GEM AWAITS

Offering the perfect blend of timeless charm and modern stylings, this 1940s Garden Oaks home greets with a warm, inviting atmosphere. Beautiful floors and modern finishes create a one-of-a-kind living experience. Enjoy a comfortable family room with built-in shelving that adds a touch of practical elegance. The open design provides a seamless flow throughout the main level making this an ideal home for entertaining. Delight in a fabulous island kitchen that boasts granite counters, an exquisite tile backsplash, stainless steel

appliances, and ample storage to offer a space that is as functional as it is beautiful. Two spacious bedrooms and two baths rest on the 1st floor while the 2nd floor reveals a third bedroom with a full bath. For those wanting to work from home, an optional 4th bedroom attached to the primary suite offers a great solution. Beautiful landscaping and paved walkways create the perfect backdrop for any outdoor gathering. Enjoy this prime location near restaurants, breweries, bars, and shopping just a short walk from home.





Features and Upgrades

SIGNATURE FEATURES

- Prime Garden Oaks Location
- Fresh Interior Paint
- Full Bath Remodel Upstairs
- Formal Living with Custom Bookshelves
- Gated Driveway
- Workshop with Window Unit
- Flex Space with tons of Natural Light
- Front and Back Sprinkler System
- Tankless Hot Water Heater
- Washer and Dryer Stays

KITCHEN & DINING

- Island Kitchen
- New Wine Refrigerator
- Stainless Steel Appliances
- Refrigerator Included
- Dry Bar with Granite Counters

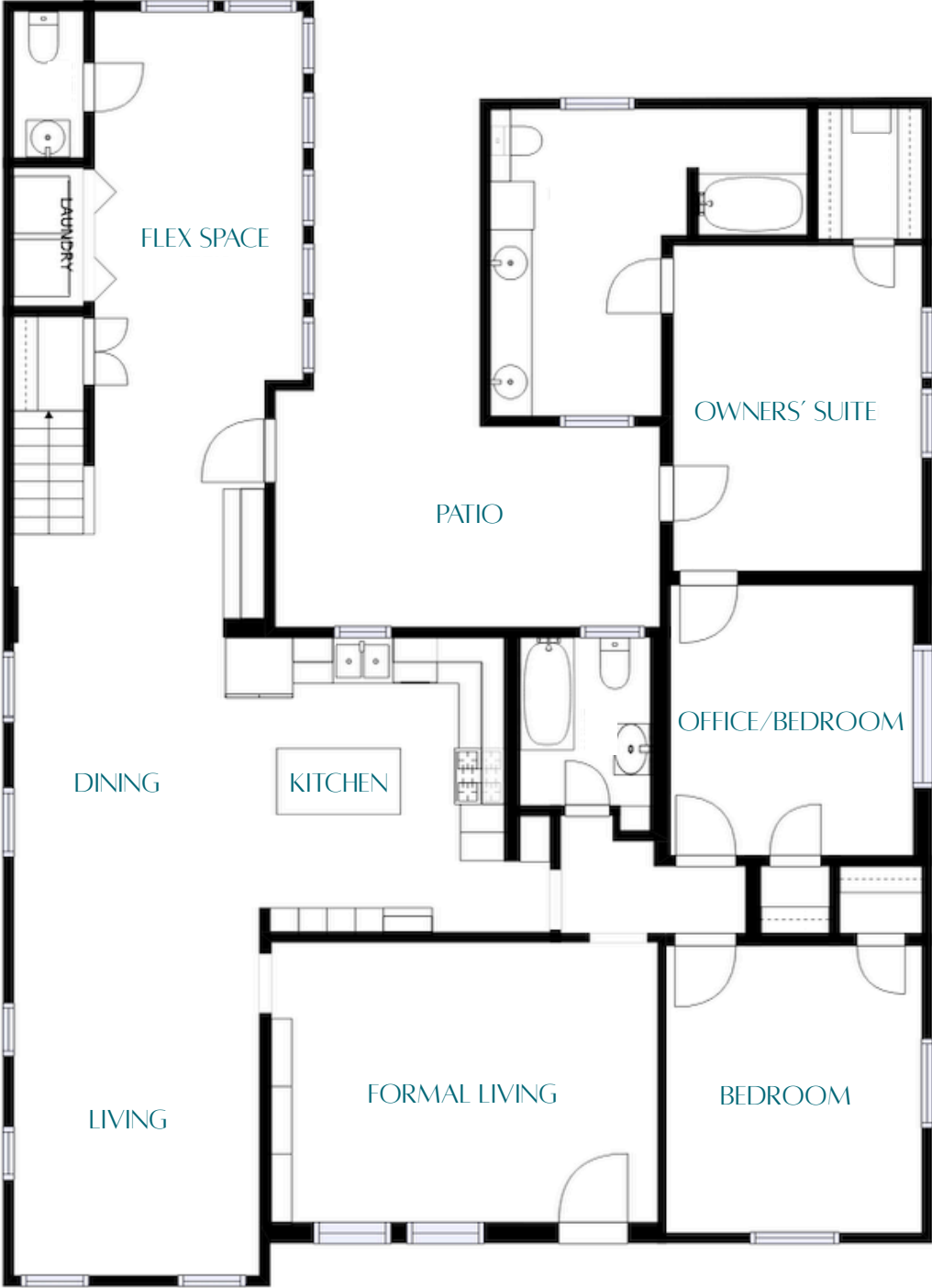
OWNERS' SUITE

- Attached Room for Nursery/Office
- Large Bathroom
- Walk-In Closet
- Exterior Door to Patio



FLOOR PLAN

The thoughtfully-designed residence at 978 41ST STREET boasts a floor plan BUILT FOR COMMUNAL GATHERINGS that also has plenty of QUIET PLACES TO TUCK AWAY for private time.



FIRST FLOOR



SECOND FLOOR

Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.



GARDEN OAKS

If You're Looking for a Small-Town Feel With the Benefits of Big City Living, Garden Oaks Is the Ideal Location! Nestled in a Quite Neighborhood Just Outside the Loop, This Centrally Located Community of 1400 Homes Is Situated Away From Traffic and Noise While Still Providing Easy Access to I-45 or Loop 610.

Tour the Neighborhood Established in 1937 To Find Diverse Homes That Include Cottages, Bungalows, Plantations, and Traditional Homes Resting on Wide Landscaped Yards and Tree-Lined Streets. The Garden Oaks Civic Club (GOCC) Enforces Deed Restrictions To Protect the Distinct Character and Green Spaces in This Charming Neighborhood. In Addition, the GOCC Organizes Security and Beautification Projects That Keep the Area Safe and Welcoming. The GOCC Organizes Security and Beautification Projects That Keep the Area Safe and Welcoming.

Enjoy Daily Life in a Tight-Knit Community Where You Can Run a Few Errands on Foot. There Are Many Coffee Shops, Bars, Restaurants, and Breweries You Will Find With Just a Short Walk. Spend Time Outdoors at One of the Many Parks in and Around the Neighborhood, Including the American Legion Park That Features Softball/Baseball Fields. Other Parks Hold Jogging Trails, Biking Trails, and Picnic Areas. Only 7 Miles From Downtown Houston's Best Dining and Entertainment Venues, You're Bound To Find Plenty To Do any Day of the Week. Some Common Favorites Include Cottonwood With its Well-Known, Family-Friendly Patio, Brother's Pizza, and Wakefield Crow Bar.

*With a great location and plenty of amenities,
you'll love coming home to Subdivision.*



SELLING Houston TEAM

With more than 45 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 400 Houston-area listings to market. The Selling Houston Team exceeds client expectations through impeccable marketing, negotiation skills, and pro-active client communications. **Contact the Selling Houston Team to assist with buying a home, selling or leasing a property, or marketing your next development.**



Kelly Simon

kelly@sellinghoustonteam.com
832-309-1433

Broker and founder of KSP and the Selling Houston Team, **Kelly Simon** represents buyers and sellers throughout the Greater Houston area. Kelly was honored by HAR as one of 20 Under 40 Rising Stars in Real Estate, is a multiyear Five Star Real Estate Award Winning Professional and has been featured in Forbes, TexasMonthly, and Houston's Real Producers Magazines.



Julie Harrison

julie@sellinghoustonteam.com
281-520-6024

Julie Harrison enjoys all aspects of the real estate business, especially establishing relationships with clients. As a native Texan, she can put her insider knowledge to work. She uses proven techniques and resources to help find the perfect home of your dreams earning her an abundance of five star reviews from clients who note that "at the end, you feel like family."



Rebecca Harper

rebecca@sellinghoustonteam.com
281-633-6433

Becca Harper is your ideal partner for navigating the real estate market. She is a former mortgage lender and US Navy veteran who brings her industry expertise and captivating Louisiana charm to help her clients. Her passion for real estate, warm demeanor, and unwavering dedication make her the perfect ally for those looking to purchase, sell or lease a home.



Lauren Neely

lauren@sellinghoustonteam.com
713-449-4651

Lauren Neely truly understands the importance of relationships. A native Texan from Victoria, Lauren earned a BA in Psychology and a Masters in Counseling. During her internship at UH's career services she realized how her skills and interests might be a fit for a career in real estate. Lauren loves working with people (and chows) and is committed to helping them find the property that is best for them.

Key Details

3/4		3		2303 SF	
-----	--	---	--	---------	--

Lot Size	8780 SF
Subdivision	Garden Oaks
Property Type	Single Family
Stories	2
Year Built	1940
HOA	N/A
Fireplace	N/A
Construction	Wood
Style	Traditional
Garage	2 Car Detached
Heating	Central Gas
Cooling	Central Electric
Foundation	Slab
Nearby Parks	Oak Forest, Gazebo
Walk Score	60-Somewhat Walkable
School District	Houston ISD
Elementary	Garden Oaks
Middle	Black
High	Waltrip
MLS Number	37000632