

3511 Yupon Street 77006

3 Beds | 3.5 Baths | 2,430 SF Living | 1,283 SF Lot

- **Throughout the home**

- Wood floors - no carpet
- Every bedroom has its own bath & walk-in-closet
- Recessed lighting
- Ceiling fans
- Crown molding
- Plantation shutters
- Extra closet space on every floor

- **Things to love**

- Turfed back area with tiny dog door
- Sprinkler system for front landscaping
- Nest, Ring doorbell & generator included
- Refrigerator, and full sized washer & dryer included
- 2 car garage with storage

- **Kitchen**

- Gas cooktop & oven
- Stainless side by side refrigerator, & dishwasher
- Granite counters
- Under counter lighting
- Breakfast nook
- Nice sized pantry
- Separate from dining, yet open so you don't miss out
- Located on floor 2

- **Open concept Living/Dining**

- Treetop views from balcony
- Wall of windows
- Gas log fireplace
- Flows to kitchen
- Powder room
- Located on floor 2



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- **Primary Suite**

- Spacious enough for a sitting area
- Walk-in closet
- En suite bath
- Jetted tub & separate shower
- Double sinks
- Water closet
- Located on floor 3



- **Ground floor bedroom**

- Spacious enough for a sitting area
- Walk-in closet
- En suite bath with tub & shower combined

- **3rd floor bedroom**

- Walk-in closet
- En suite bath with tub & shower combined

- **Location, location, location**

- Fine dining at Today & Tomorrow
- Pints & burgers at Southern Yankee
- Enrich your mind at Rothko Chapel, Menil Collection, Houston Center for Photography
- Groceries from the Dunlavy HEB
- Straight shot to TMC



**ALL BEDROOMS
W/ BATH EN-SUITE**



**SURROUNDED
BY ART & DINING**



TOP
5

REASONS TO LOVE

3 5 1 1 Y U P O N



**ENTERTAINER'S
KITCHEN**



**GENERATOR
INCLUDED**



**SPACIOUS
PRIMARY SUITE**