



1246 W 22nd Street | Houston, TX 77008



FEATURES

- › 3 BR / 2.5 BA / Study
- › 1st floor hardwoods, 2nd/3rd new carpet 2022
- › New furnace installed 2022
- › Two HVAC units - installed 2019 & 2010
- › Underside spray foam insulation installed 2022
- › Secure package locker on porch for Amazon, Fedex, UPS, etc. deliveries
- › New back porch ceiling fan
- › Custom shutters throughout
- › Crown molding
- › Open floor plan
- › Living Room bay window
- › High ceilings and ceiling fans
- › XL doggie door installed during construction
- › Gourmet kitchen with granite counter tops
- › Tiled backsplash with under cabinet lighting
- › Stainless steel dishwasher, oven, and microwave
- › Large walk-in kitchen pantry
- › Decorative fireplace
- › Spacious owner's suite with tray ceiling
- › Ensuite bathroom with jetted tub, walk-in shower, and bidet
- › Pedestal sinks, built-in cabinetry, and wainscoting
- › Large walk-in closet with built-in shelving and wardrobe
- › 2nd floor W/D
- › 3rd floor study/office w/ ceiling fan and bench seating