

Incredible opportunity to live in the PRIME location of Rice Military, one of the most sought-after neighborhoods in Houston. This well-cared for home offers the perfect combination of luxury, location, functionality, and security. Situated on the widest street in Rice Military, Birdsall, this home boasts paved sidewalks and ample parking, making it a truly desirable location. Within minutes of walking, you can immerse yourself in the tranquility and serenity of Memorial Park's beautiful Eastern Glades.

The floor plan of this lovely home features 3 bedrooms, 3.5 bathrooms and sits on a 2500 Sq.Ft., oversized lot, providing ample green space and privacy for you and your family. The first floor of this home features a spacious bedroom with an ensuite bath. This versatile space can also be utilized as a home office or a cozy den. Second floor has an open floor plan that is perfect for entertaining and seamlessly connects the kitchen, dining area, and spacious living room. Notable features are SS appliances, new KitchenAid cooktop, KitchenAid wine fridge, JennAir Fridge/Freezer, JennAir built in microwave, Bosch wall oven, Visual Comfort lighting, custom shutters, and wired smoke/fire/heat detectors which provides a discount/credit with most home insurance policies. The second floor also includes a powder bath, utility room (washer and dryer included), and a balcony, adding to the overall functionality and charm of the space. The third floor is home to the impressive Primary Suite, complete with vaulted ceilings, two walk-in closets, double sinks, a jetted tub, and a separate shower. This luxurious retreat is designed for relaxation and indulgence. The third floor HVAC system is "AccuComfort". With AccuComfort, the unit can gradually adjust its speed at a broader range to create a consistent flow of cool, comfortable air, matching the humidity levels and temperature you desire. Additional third bedroom and ensuite bath on the third floor, you have the flexibility to accommodate visitors or create a private space.

This home is equipped with modern conveniences, including prewiring for sound, alarm, and four security cameras. You can enjoy peace of mind knowing that your home is equipped with the latest technology to keep you and your loved ones safe. The exterior features of this home include a private driveway, Ring doorbell, covered grill-ready patio, private fenced in yard, and a security gate that adds an extra layer of protection and privacy. Located in Rice Military, you'll enjoy easy access to downtown, the Medical Center, and the Museum District. The nearby Washington Corridor is a culinary haven, offering a diverse range of restaurants to satisfy any foodie. For your shopping needs, the "River Oaks" shopping area is just a short distance away, providing a wide variety of retail options. Don't miss this incredible opportunity. Schedule a showing today and experience the luxury, convenience, and charm that this home has to offer