

**Welcome to 2834 Southmore Blvd.,  
Houston TX 77004**

**List of Upgrades and Amenities as of March 1, 2024, as reported by Seller:**

- 1) New tile flooring
- 2) New windows throughout from Window World
- 3) Plumbing waste lines replaced from house to City lines 2019.
- 4) New water heater installed 2019 or 2020
- 5) A/C unit and components replaced 2018 or 2019
- 6) Walking distance to St. James Church, Lockhart Elementary School, Texas Southern University, Good Hope Baptist Church, Mills Bennett Park, Riverside Park (they host activities ALL the time here!) Columbia Tap Rail to walking trails, Hermann Park, St. Mary Catholic Church
- 7) Within one to two miles are the University of Houston, Museum District, Houston Zoo, Downtown, Medical Center, Montrose and Midtown.
- 8) Metro bus stops on the corner of Southmore and Ennis, and another route from Richmond that goes into Montrose and all the way to the Galleria.
- 9) Rail station is nearby in the Museum District and along Scott St., near U of H
- 10) Commute using hike and bike trails from Brays Bayou to Medical Center
- 11) Window coverings and recent paint in modern and relaxing hues
- 12) Manual, gated driveway and street parking available
- 13) Furnishings, refrigerator, décor and rugs are available (subject to prior sale!)