

3119 Linkwood Property Description

- Well maintained home in excellent location, convenient to the Texas Medical Center, Rice Village and Rice University, with easy access to the Braes Bayou walking/bike trails
- Property has never flooded, not even during Harvey
- Cast iron plumbing removed under main bathroom and replaced with PVC. Also new sewer line (PVC) installed. Work performed in 2024 (~\$14,000) with 10 year warranty.
- Master bedroom has huge walk-in closet (15 by 7 ft), fully outfitted with Elfa system racks, shelves and drawers
- Huge indoor storage closet (15 by 6 ft) with utility shelves
- All new water pipes (PEX) installed in 2017
- New HVAC (4 ton Goodman AC) installed in 2020
- New electrical panel installed in 2020
- Roof replaced in 2013
- Hardi Plank siding & soffit installed in 2008
- Windows replaced in 2008
- Gutters replaced in 2009
- Quartz countertops installed in kitchen and bathroom in 2018
- Owner is leaving refrigerator, dishwasher, microwave, stove, washer and dryer
- Eco-friendly landscaping with Texas native plants attracts butterflies, bumble bees and birds to your own backyard nature sanctuary
- Sprinkler system, French drain, and rain barrel
- ADT Alarm system
- Underground fiber optic internet cable