

# HAPPEN HOUSTON

1311 Oneil Street, Houston, Texas, 77019



LEWIS ROBERTSON  
REALTOR®

## Standout features:

- Granite kitchen countertops
- Gas-log Fireplace on second floor
- Each of the three bedrooms has its own private bathroom
- High ceilings from first floor to second
- Plenty of storage
- High quality crown molding in the kitchen
- The property is located in Midtown right off Allen Parkway, minutes from Downtown, the Medical Center, Museum District, Rice University, the University of Houston, a numerous restaurants, bars, and Eleanor Tinsley Park—all easily accessible by train
- Walking distance to West Webster Dog Park
- Never flooded and no power outage during Hurricane Harvey per seller

## Improvements made on the property:

- Replaced all carpet with Gold Coast Acacia hardwood flooring on both first and third floors, including all bedrooms, with soundproof foam underlayment (2022)
- Roof maintenance (2022)
- Two new water heater (Dec. 2023)
- HVAC replaced (2022)
- AC controller (2022)
- New washer GE (2022)
- Front door refinished (2022)
- New faucet in the kitchen and downstairs bedroom (2022)
- Paint in the kitchen, and downstairs bedroom (2022)
- New caulking on all the exterior windows and bathtubs (2022)
- Painted wood trims of windows (2022)
- Painted exterior gas piping (2022)
- Trimming tree in front (2022)