

2218 W Holcombe

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## Notable Features + Updates

3 to 4 Bedrooms | 3 Full Bath | 1 Powder Bath

### FEATURES:

- Centrally located in the heart of the Medical Center
- Gameroom on 3rd floor could be 4th bedroom
- Bonus Office/Study on 3rd floor
- Greenspace yard perfect for play or pets

### RECENT UPGRADES

#### 2021 (previous owner)

- Kitchen remodel\*
- Master bathroom remodel\*
- Living room & dining room repainted\*

#### 2022

- HVAC system (2nd / 3rd floor) complete replacement \$25k
- Hot water heater replacement \$1k
- Fence replacement \$5k
- Concrete patio and landscaping \$10k
- New Bosch dishwasher \$1k
- Second & third floor bedrooms new carpet \$5k
- Second floor bathroom renovation \$16k
- Laundry room tiles replaced & repainted \$2k

#### 2023

- Fireplace serviced
- Downstairs bathroom renovation \$3k
- Second floor bedrooms repainted \$1k
- Finished attic \$7k
- Garage shelving and overhead storage \$2k

