

2407 Robinhood Street, Houston, TX 77005
UPDATES & AMENITIES

EXTENSIVELY RENOVATED IN 2022-2023

GENERAL

- Replaced light fixtures, recessed lighting & ceiling fans throughout
- Entire interior painted
- Two new water heaters
- One new HVAC condenser

EXTERIOR

- Entire exterior stucco replaced & painted by Stillo Construction
- Replaced roof
- Paved brick walkway
- Landscaped back patio

INTERIOR - FIRST FLOOR

- Gutted & fully updated guest bath (sans cast iron tub)
- Hardwood floors refinished
- Motorized Hunter Douglas black-out shades on windows and double patio doors

INTERIOR - SECOND FLOOR

- Hardwood floors refinished
- Gas ignited wood burning fireplace, new cast stone mantle & stone hearth
- Reworked built-in cabinets
- Kitchen
 - ◆ New countertops
 - ◆ New refrigerator (conveys)
 - ◆ Beverage chiller (conveys)
 - ◆ New sink
 - ◆ New backsplash
 - ◆ New wall oven
 - ◆ New microwave
 - ◆ New dishwasher
 - ◆ New motorized Hunter Douglas shades on kitchen and breakfast room windows
- Replaced countertop in wet bar
- New ice maker in wet bar
- Powder Room has new sink fixtures and flooring

INTERIOR - THIRD FLOOR

- Primary Suite
 - ◆ Plush, high-end carpeting with thick pad
 - ◆ Removed built-ins
 - ◆ Removed niches on both sides of bedroom
 - ◆ Spacious closet off bath
 - ◆ Cedar closet in primary
 - ◆ Top down/bottom up black-out Hunter Douglas cellular shades
 - ◆ Gutted & fully updated primary bath with marble finishes including freestanding tub, large shower with multiple shower heads
 - ◆ Timed humidity shower fan
- Guest suite
 - ◆ Plush, high-end carpeting with thick pad
 - ◆ Top down/bottom up black-out Hunter Douglas cellular shades
 - ◆ Gutted & fully updated en suite guest bath (sans cast iron tub)
 - ◆ Humidity-sensing shower fan
- Laundry Room
 - ◆ Remodeled/updated laundry room (new built-ins, laundry sink, floor and countertop)
 - ◆ Washing machine & dryer (conveys)

OTHER AMENITIES

- Italianate wood gate with speakeasy-window to the private courtyard entrance
- North/south exposure
- Rain gutters
- Irrigation system
- Elevator capable
- Built-in speakers
- Wet bar with rustic antique double doors
- Soft-close drawers at vanities in bathrooms
- Large closet in primary
- Walk-in closet in guest suite
- Plethora of storage

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COMMUTES

- o .25 miles to Rice Village
- o .7 miles to Rice University
- o 2.3 miles to Texas Medical Center
- o 4 miles to Downtown Houston

RICE VILLAGE

HOUSTON'S WALKABLE GARDEN DISTRICT

- o 16 restaurants
- o 34 retail stores
- o Farmer's Market - first & third Sundays
- o Three shuttles running routes from Texas Medical Center to Rice Village