



*For Sale*

## ELEGANT REMODEL AT HOLLY HALL

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Step into effortless living with a beautifully updated townhouse. A stone's throw from TMC, NRG, & Downtown, offering modern finishes, a pool-facing patio, and unmatched HOA amenities.

2844 HOLLY HALL ST | HOUSTON, TX 77054



## DISCOVER SOPHISTICATED LIVING IN THE HEART OF CONVENIENCE AT 2844 HOLLY HALL TOWNHOUSES

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Unveil the allure of 2844 Holly Hall, where every square foot is imbued with thoughtful upgrades and stylish finishes. This exquisite townhouse has been meticulously remodeled to feature a kitchen that is both a culinary haven and a centerpiece for gatherings, boasting granite countertops, a chic tiled backsplash, and sleek new cabinets and appliances. Fresh, inviting paint and durable laminate wood flooring pave your way through a layout designed for contemporary lifestyles. Major upgrades include energy-conserving double-pane, low-e windows and a recently installed A/C system, ensuring comfort year-round.

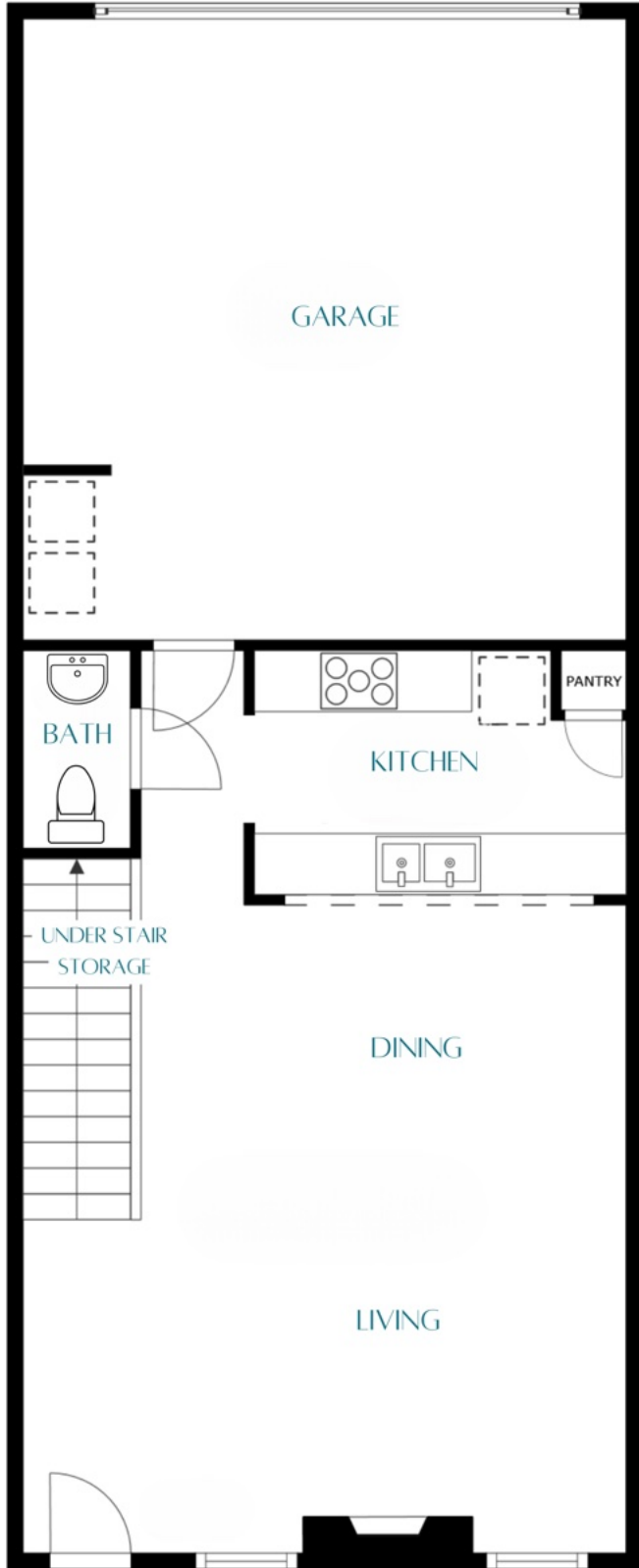
Step outside to a gated patio offering serene views of the community swimming pool, a rare blend of privacy and leisure. Residency here comes with the privilege of comprehensive HOA services: 24-hour security, maintenance of two pools, a beloved dog park, guest parking, and all-encompassing utilities, ensuring a carefree living experience. Located moments from Houston's acclaimed TMC, NRG Stadium, vivid Museum District, and vibrant Downtown, 2844 Holly Hall stands as a testament to modern, convenient living wrapped in elegance. Embrace a lifestyle where every detail contributes to a supreme sense of home.



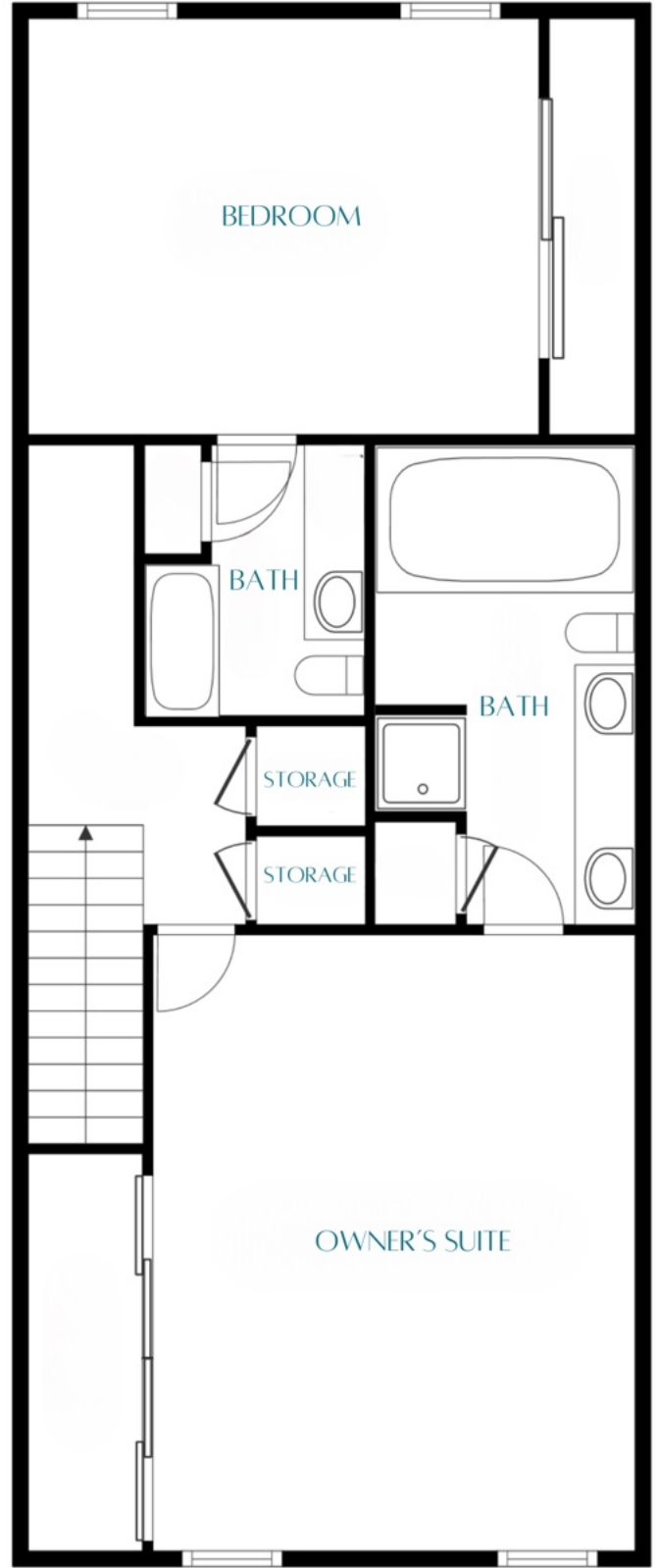


# FLOOR PLAN

The thoughtfully-designed residence at 2844 HOLLY HALL STREET boasts a floor plan built for communal gatherings that also has plenty of QUIET PLACES TO TUCK AWAY for private time.



FIRST FLOOR



SECOND FLOOR

# FEATURES & UPGRADES

Discover the meticulously upgraded residence at 2844 Holly Hall St., crafted for the discerning homeowner who values both elegance and functionality. This exquisite property boasts a host of enhancements and stylish fixtures, promising a living experience of unparalleled comfort and style.

## ENTIRE HOME UPGRADES:

- HVAC System Replacement (2021)
- Professional Pest Control Maintenance by Terminix (Ongoing since 2020)
- Fresh Interior Painting (2024)
- Updated Faucet and Light Fixtures (2020)
- New Sinks (2020)
- Laminate Wood Flooring in Living Room, Stairway & Bedrooms (2020)
- Double Pane, Low-E Window Glass (2020)

## KITCHEN:

- Granite Countertop with Tiled Backsplash (2020)
- Stainless Steel Dishwasher (2023)
- Oven (2022)
- Microwave (2022)
- Refrigerator (2021)

## LAUNDRY AREA:

- Dryer (2021)





# Key Details

2  2.1  1,600 SF 

Ownership **Condominium**

Community **Holly Hall Town Homes**

Year Built **1984**

Community Amenities **Two Swimming Pools, Courtesy Guard, Visitor Parking, Dog Park**

Utilities Included **Water, Sewer, Trash, Exterior Maintenance, Insurance, Grounds**

Garage **2 Car Attached**

Floors **Wood Look Laminate, Tile**

Floors **Hardwood, Tile**



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