

4415A Floyd Home Features

Updates:

- 2019: Stucco inspection, water heater replaced
- 2020: Updated master closet (\$6k), new gas cooktop, turf installed in backyard (with warranty, 4k)
- 2021: Termite inspection and prevention (with warranty)
- 2022: New fence around perimeter of property (\$8k)
- 2023: Custom master bathroom completely remodeled (\$38k), new dishwasher, updated fireplace
- 2024: Stucco maintenance

Additional features:

- Custom cabinets in kitchen and master bath
- Granite countertops throughout home
- Completely detached home on private, quiet street
- 2-car garage equipped with EV charging capabilities
- Large deck/backyard with room for pool/spa.
- No neighbors directly behind you due to alley way
- Private driveway with parking for up to 4 cars
- Hardwood floors throughout entire home
- Fixtures, fans, and lighting updated to all LED throughout home
- Smart home thermostats with app control
- Large windows with custom blinds throughout entire home
- Laundry room on third floor with close proximity to primary bedroom
- Wonderful neighbors in all stages of life. No issues with noise/parties.

Area:

- Close to heights, restaurants, downtown, River Oaks, amenities
- Favorite Restaurants:
 - Pizzana (pizza)
 - Star Pizza
 - Cookshack (fried chicken)
 - Soma (sushi)
 - Ginger & Fork (Chinese)
 - Laredo Taqueria (breakfast tacos)
 - Federal American Grill (American food)
 - Julep (drinks)
 - Coffee at West End
- Nearby Grocery Stores (within 5-10 minutes)
 - HEB
 - Sprouts
 - Whole Foods
 - Kroger
 - Trader Joe's
- Schools: zoned to Memorial Elementary, Hogg Middle School, and Heights High School. St. Thomas High School walking distance.
- Walking distance to buffalo bayou trail and dog park