

703 E 40th ½ Street

Independence Heights

Interior: 1,380 sq ft | Lot: 7,150 sq ft | Built: 1962

Interior

- 3 Bedroom | 2 Bath
- Fully remodeled in 2019 – including new plumbing, electrical, mechanical – per seller
- Attached 1 car garage with automatic garage door
- Ring alarm security system
- Fresh wall, trim, and ceiling paint (May 2024)
- Samsung washing machine & Maytag dryer in attached garage – included in sale
- Did not flood in Hurricane Harvey – per seller

Living Room (15 x 16)

- Laminate floors
- Open to the kitchen and dining area
- Ceiling fan
- Fresh wall, ceiling, and trim paint
- Double French doors leading to the backyard

Kitchen (19 x 8)

- Tile floors
- GE gas oven and range
- GE microwave
- Stainless steel double door fridge
- New dishwasher (2024)
- All appliances are included in sale
- Overhead LED light fixture
- Granite countertops and tile backsplash
- Garbage disposal
- White shaker style cabinets with soft close
- Pantry with built-in shelving
- Breakfast area with large window overlooking backyard
- Door to garage

Dining (10 x 17)

- Laminate floors
- Open to the living room and kitchen
- Flex space that could be used as office space or another seating room
- Recessed LED lighting
- Large window with curtain rod and curtains

Primary Bedroom (12 x 12) & Bath

- Laminate floors in bedroom and tile in the bathroom
- Two walk-in closets – one in bedroom, one in bathroom
- Barn door to primary bathroom
- Granite countertop with above counter sinks
- Glass enclosed shower

Secondary Bedrooms & Bath

- Laminate floors in bedrooms
- Ceiling fans
- Spacious closets
- Bathroom in hallway
- Tile floors in bathroom
- Above counter sink with granite countertop
- Tub/shower combo

Exterior

- Gravel and stone patio with pergola with roof
- Sitting area under pergola by pool
- Stock tank pool with filter
- Bistro lights strung throughout backyard
- Back deck directly off of the living room French doors
- Fully fenced backyard
- New back gate (May 2024)
- Front and back gutters
- Cedar shutters on front of home
- Refreshed landscaping with fresh black mulch (May 2024)
- Fresh rock and gravel on side of house (May 2024)
- Block & beam foundation for entire house, garage on slab

Community

- Independence Heights neighborhood is located off 610 north and 45 north
- Convenient commute to Heights, Downtown Houston, Galleria, and more...
- Nearby essentials and entertainment include Whole Foods, Common Bond café, Houston Farmer's Market, and much more...