



SHEPHERD PARK PLAZA

1002 Curtin Street



Jihye Deveau
2024 HBJ's Top 25 Agent
713.854.1097
Jihye.deveau@compass.com
Deveaurealtyteam.com



COMPASS

1002 Curtin Street

Home Features & Improvements

- Updated kitchen featuring stainless steel appliances, under cabinet lighting, dry bar with a wine fridge & ample storage
- Fully permitted 651 additional square feet garage apartment built in 2022; perfect for man-cave, office, mother-in-law quarters or suit-your-purpose space (built cost \$150,000)
- Charming original hardwood floors
- Double pane windows
- PEX plumbing
- Sprinkler systems (front & back)
- 4-ton HVAC unit: 2017
- Under slab plumbing replaced to PVC in October 2020
- New electrical panel (2022) & interlock switch installed for a generator hook up (2024)
- Gas line quick connect installed for generator hookup (2024)
- New water heater in main house (2024)
- HVAC capacitor replaced (2023)
- Dishwasher replaced (2023)
- Gutters installed (2021)

Shepherd Park Plaza offers:

- a unique blend of tranquillity & accessibility
- walkable neighborhood with sidewalks
- very active & fun neighborhood with year-round events such as parades, cook-offs, yard awards & one of the best neighborhoods in Houston for seeing Christmas lights