

# Attributes and Upgrades

**4426 Eli Street  
Houston, TX 77007**

2477 sq ft, free standing, luxury Townhome in a gated community of Rice Military – West End area

4 story with ROOF TOP TERRANCE overlooking the city

2 LIVING AREAS – one on MAIN LIVING floor with a BALCONY , and one on the TOP FLOOR SUITE opening to ROOF TERRACE

3 bedrooms – ALL WITH EN-SUITE FULL BATH allowing for GUEST SUITES or FLEX SPACE.

3 ½ bathrooms – Marble counters and large tile showers and flooring consistent throughout all baths for sleek consistency

Lots of flexible space offering plenty of versatility

1<sup>st</sup> floor – FLEX ROOM / BEDROOM / OFFICE / WORKOUT ROOM with FULL BATH and accesses front door and garage

2<sup>nd</sup> floor – MAIN LIVING/DINING/KITCHEN area with OUTDOOR BALCONY and BONUS SPACE for desk, storage, coffee bar... Half guest bath on this floor

3<sup>rd</sup> floor – PRIVATE MASTER SUITE – entire floor for the master bedroom, master bath and huge master closet. Laundry room is also on this floor

4<sup>th</sup> floor – BEDROOM, FULL BATH, LIVING AREA/ GAMEROOM/ ENTERTAINING open to the ROOF TOP TERRACE – this could also be a great guest or roommate suite

Built 2013

Stucco updated (2024)

4 zone HVAC system

GATED community with spacious driveway and 2 CAR GARAGE open to the back of the home, and not seen from the street

EXTRA PARKING in front with off street gravel spaces

Very clean and well maintained

HARDWOOD floors in all common areas and stairways

12' CEILINGS and lots of LARGE BRIGHT WINDOWS offering plenty of natural light

Open living floorplan with kitchen open to dining, living and OUTDOOR BALCONY

CHEF'S KITCHEN includes:

- Carerra marble countertops
- 6 foot island with plenty of space for seating
- Marble designer weave backsplash
- Bosch gas oven
- Bosch 5-burner gas stove
- Bosch dishwasher
- SS vent hood
- Pull-out microwave
- Deep SS sink
- Wine refrigerator
- Under cabinets lighting
- Under cabinet outlets and island outlets
- All refrigerators (main and wine) stay with the house
- Tall cabinets and lots of them
- BONUS NOOK in corner of kitchen with a nice window – could easily be used for a desk, storage, a coffee bar or anything that suits you

PRIVATE master suite on it's own floor with:

- 10' doors and big bright windows
- Marble counters
- Large tile, glass door shower with built-in bench and shampoo nook
- Garden tub
- Huge master closet with built-in shelves for organizing
- Dual sinks
- Plenty of counter and cabinet space

TOP FLOOR SUITE with BEDROOM/ FULL BATH/ ADULT LIVING ROOM/ game room and opens through French doors to nice sized roof top terrace overlooking the city. This floor is so versatile, enjoyable and private.

FIRST FLOOR SUITE is bedroom/office/workout space, and has a full bath. Flexible space for your needs. Generous size with window to the front and closet space.

Tankless ON-DEMAND WATER HEATER

Washer and dryer stay with the house

QUICK ACCESS TO Interstate 10

Sidewalks

Around the corner from West End Park

In the heart of the urban activities with a peaceful neighborhood feel

Easy distance to MEMORIAL PARK and Bayou Trails for outdoor recreation, running, biking, walking..

Minutes from Galleria and downtown Houston

Minutes from restaurants, breweries, stores, gyms, yoga studios, boutiques, along with grocery and big name stores for convenience

Minutes from downtown stadiums for baseball, soccer and basketball events along with concert and theater venues

Zoned to Memorial Elementary, Hogg Middle School and Heights High School

A great place to call home!

All information is deemed accurate but not guaranteed, so please verify if it is important to you.