

WHAT WE'VE LOVED ABOUT LIVING HERE AT 320 SNOVER...

Location, Location, Location!

It's the BEST location! Cleveland Park is at the end of the street, with ball field, tennis courts, playground, picnic tables, and a walking track. Just past the park is the **Jackson Hill Footbridge**, which takes you over Memorial Drive and straight into **Buffalo Bayou Park Trails**. You can bike, run, walk, or rollerblade on the beautiful trails. It takes just a few minutes to get into Downtown on the trail. And it also hooks up to White Oak Bayou and the trail there.

Bike or run due west on Blossom Street, and it takes you straight into the **Eastern Glades of Memorial Park!**

It's a safe, walkable neighborhood. People are out walking dogs and children all the time. We are just south of Washington Ave. with all its restaurants and HEB. You can walk to Toasted Yolk, Miyako, Lorenzo's, Ninja Ramen, Laredo Taqueria, Federal Grill, Nara Thai & more!

Cross Washington Ave. at Yale or Shepherd, head north, and you are in the Heights within a few blocks. Or go south on Shepherd, and you're in River Oaks. Jump on Memorial Drive headed east, and you're Downtown in about 2 minutes. **It's simply a stellar location!**

No Flooding!

This property did not flood during Harvey as it is on a bit of a hill that slopes down toward Memorial Drive and Buffalo Bayou.

The Home!

This is one of the largest townhomes in the area w/ 2847 sq ft. It's the end unit of just 3 homes with no HOA. We have a driveway & there is additional parking outside the garage, which makes parking available for 3 cars.

It's as light and bright a home as you'll find anywhere. That's one of the things that originally drew us to this home. The windows on 3 sides bring in a lot of light. We loved the expansive open concept living area from the minute we saw it.

This home is separated from the adjacent home with a firewall. We never hear sounds from next door. This is a well-maintained home; we have records of all recent maintenance we've done here. The landscaped front area has a paved patio, and sprinkler system. The primary bedroom has blackout blinds for sleeping, and there's a balcony off the main bedroom.

Home Maintenance

HVAC: Crossway Mechanical services system 2x/year. Most recently, they installed a new evaporator coil in the upstairs unit in July 2024.

Fireplace: Perfection Supply for cleaning and maintenance in January 2024.

Garage Door: KTM serviced it in November 2023.

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Roof Repair: RSS Roofing did some repairs upon move-in, and we've had no issues since.

Plumbing Maintenance: We use and recommend David Hicks.

We think you'll love it here too!

April and Jake

WHAT WE'VE LOVED ABOUT LIVING HERE AT 320 SNOVER...

Location, Location, Location!

It's the BEST location! Cleveland Park is at the end of the street, with ball field, tennis courts, playground, picnic tables, and a walking track. Just past the park is the **Jackson Hill Footbridge**, which takes you over Memorial Drive and straight into **Buffalo Bayou Park Trails**. You can bike, run, walk, or rollerblade on the beautiful trails. It takes just a few minutes to get into Downtown on the trail. And it also hooks up to White Oak Bayou and the trail there.

Bike or run due west on Blossom Street, and it takes you straight into the **Eastern Glades of Memorial Park!**

It's a safe, walkable neighborhood. People are out walking dogs and children all the time. We are just south of Washington Ave. with all its restaurants and HEB. You can walk to Toasted Yolk, Miyako, Lorenzo's, Ninja Ramen, Laredo Taqueria, Federal Grill, Nara Thai & more!

Cross Washington Ave. at Yale or Shepherd, head north, and you are in the Heights within a few blocks. Or go south on Shepherd, and you're in River Oaks. Jump on Memorial Drive headed east, and you're Downtown in about 2 minutes. **It's simply a stellar location!**

No Flooding!

This property did not flood during Harvey as it is on a bit of a hill that slopes down toward Memorial Drive and Buffalo Bayou.

The Home!

This is one of the largest townhomes in the area w/ 2847 sq ft. It's the end unit of just 3 homes with no HOA. We have a driveway & there is additional parking outside the garage, which makes parking available for 3 cars.

It's as light and bright a home as you'll find anywhere. That's one of the things that originally drew us to this home. The windows on 3 sides bring in a lot of light. We loved the expansive open concept living area from the minute we saw it.

This home is separated from the adjacent home with a firewall. We never hear sounds from next door. This is a well-maintained home; we have records of all recent maintenance we've done here. The landscaped front area has a paved patio, and sprinkler system. The primary bedroom has blackout blinds for sleeping, and there's a balcony off the main bedroom.

Home Maintenance

HVAC: Crossway Mechanical services system 2x/year. Most recently, they installed a new evaporator coil in the upstairs unit in July 2024.

Fireplace: Perfection Supply for cleaning and maintenance in January 2024.

Garage Door: KTM serviced it in November 2023.

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