

HOME FEATURES

2904 Chenevert St, Unit A

Highlights:

- Low maintenance unit with over \$40k worth of updates
- Large fenced in yard with dog run
- 2-car garage (not tandem)
- Large dedicated office/flex room in addition to two bedroom suites

Location: Ideal location for work and an active lifestyle

- Next to Baldwin park (w/ playground, crushed granite running trail and occasional events)
- Close to Hermann Park, museums, cafes, bakeries, Med Center and Downtown
- Plenty of street parking for friends and family
- Less than 10 miles (~16 minutes) to Hobby airport
- 1.5miles to Life Time Fitness and downtown YMCA

Interior:

- The kitchen has been upgraded with quality materials and appliances similar to luxury homes. Upgraded appliances (2022-2024)
- New 4.5cu. ft. washer and 7.5cu. ft. dryer (Dec 2024)
- Upgraded kitchen w/ oversized workstation sink and 3cm quartz countertops
- Tall ceilings, 8ft doors in common areas and cathedral ceiling in primary bedroom
- Sherwin Williams Cashmere paint throughout common areas
- Updated stair rails
- Upgraded 3000-3500K LED lighting throughout home including new sconces
- All new ceiling fans
- Smart home features including wifi integrated switches, smart outdoor patio light and nest thermostat.
- Livingroom is pre-wired for surround sound (5.1 Klipsch speaker system available)
- Stain resistant/solution-dyed carpet and upgraded padding w/ moisture barrier (2024)
- New closet systems (2023, 2024)
- USB outlets in kitchen and living room

Exterior/other:

- Pex piping no damage from 2021 or recent freeze
- New GAF roof system (entire HOA complex, Nov 2024)
- New gate controller (2024)
- New 3.5ton AC and Heater (2024)
- Water heater (~2020)
- Replaced all window screens on front exterior
- This unit has the largest outdoor area out of all the units. It's fenced in with a dog run on the side and direct access to the driveway.

Monthly maintenance fee includes insurance, water, sewer, trash/recycling pick up service, landscaping and general community maintenance