



For Sale
505 Bastrop
Loft 402

The Stanford Lofts

OFFERED AT

\$375,000

 1,180 SQ. FT

Property Features

1 BEDROOM | 1 BATH

DOG RUN

OPEN CONCEPT

PUTTING GREEN

HIGH CEILINGS

VISITOR PARKING

POOL

METRO RAIL EASILY

 CONTROLLED ACCESS

ACCESSIBLE

GARAGE W/ 2 SPACES

SPORTING VENUES



DIANA M. NICKELL, REALTOR®

4201 MAIN STREET | 200-123 | HOUSTON, TX 77002

TEXASPALLADIUM.COM
832.802.3833

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\$375,000

LOFT FOR

Sale



DISCOVER THE ULTIMATE URBAN LIVING IN THIS INDUSTRIAL MID-RISE LOFT WITH STUNNING HOUSTON SKYLINE VIEWS & SUNSETS. THE LOFT BOASTS HIGH EXPOSED CEILINGS, BRICK WALLS, & FLOOR-TO-CEILING WINDOWS FOR A CHIC, INDUSTRIAL VIBE. NATURAL LIGHT FLOWS THROUGH THE UNIT THROUGH THE WALL OF WINDOWS W/ REMOTE SHADES. THE BEDROOM OFFERS CONCRETE FLOORING & A WALK-IN CLOSET WITH BUILT-INS. THE BATHROOM IS LUXURIOUS W/ DOUBLE VANITY SINKS, GRANITE COUNTERTOPS, TRAVERTINE FLOORS, & A JACUZZI TUB. THE OPEN CONCEPT KITCHEN FEATURES SS APPLIANCES & GRANITE COUNTERTOPS. ENJOY CONTROLLED GARAGE ACCESS, TWO PARKING SPACES, A DOG RUN, & A PUTTING GREEN. IDEALLY SITUATED NEAR DAIKIN BASEBALL PARK, SHELL SOCCER STADIUM, TOYOTA CENTER, GRB , DISCOVERY GREEN PARK METRO-RAIL & DOWNTOWN NIGHTLIFE.
NEW HVAC AND ROOF UNIT INSTALLED IN 2024.



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LOFT FOR *Sale*



THE HEART OF THE LOFT IS A MODERN KITCHEN FEATURING WOOD GRAIN CABINETS, STAINLESS STEEL APPLIANCES, AND A CENTRAL ISLAND WITH OVEN WITH ELECTRIC COOKTOP AND BAR SEATING. THE KITCHEN'S LARGE FORMAT PORCELAIN BACKSPLASH ADDS TO THE TRADITIONAL LOFT DESIGN. NEW DISHWASHER AND UPDATED SINK AND FAUCET.

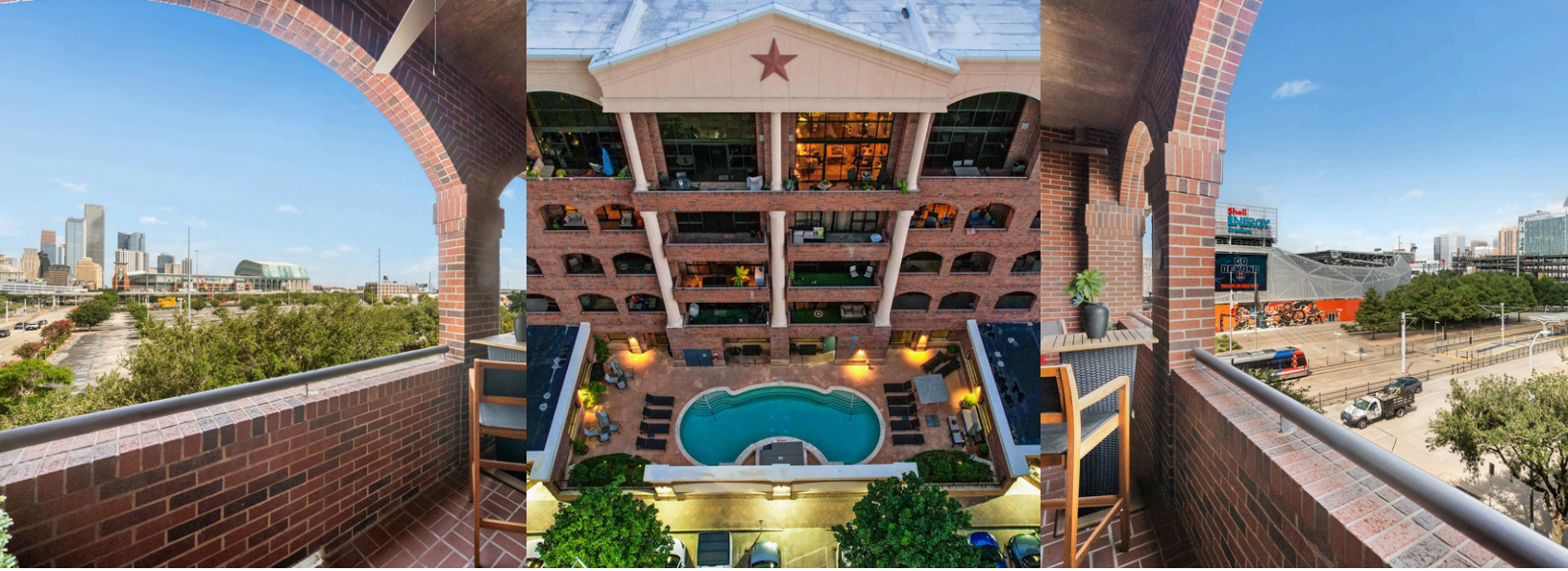
OPEN CONCEPT KITCHEN, DINING & LIVING ARE DESIGNED FOR COMFORT AND RELAXATION, FLOOR TO CEILING WINDOWS FLOOD THE SPACE WITH NATURAL LIGHT. THE PRIMARY BEDROOM AND BATH ARE SPACIOUS AS WELL AS THE WALK-IN CLOSET WITH BUILT-INS.



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Updates / Furnishings

505 BASTOP | UNIT 402 | HOUSTON TX 77003

ITEMS THAT CONVEY

- Kitchen Refrigerator
- Washer & Dryer - 2022 (\$2,800 Value)

ITEMS THAT ARE NEGOTIABLE TO CONVEY

- **Balcony** | Bar Height Patio Table with Two Chairs - \$100
- **Bedroom** | Queen Size Bed with Built-In Drawers & New Mattress-\$750 | Set of 2 Nightstands - \$150 | 2- Bedside Lamps - \$40 | Accent Chair \$75 | Floor Lamp \$30
- **Living Room** | Sofa \$700 | Chair \$300 | Rug \$40 | 2 -Tree Stump End Tables \$100 | 2-Round Wood Radial Nesting Tables \$100
- **Kitchen/Dining** | 2 Barstools - \$40 | Bar \$150 | Dining Table & 4 Chairs \$450

UPDATES FROM 2020 TO PRESENT

- Interior paint | 2020 | \$5,000
- Plumbing fixtures for bathroom | 2020 | \$750
- Toilet | 2024 | \$500
- Kitchen sink, faucet & garbage disposal | 2021 | \$2,000
- Countertop to ceiling large format porcelain tile backsplash in kitchen | 2020 | \$8,000
- Ceiling fans | 2021 | \$1,000
- Nest Thermostat | 2021 | \$250
- Remote floor to ceiling shades | 2024 | \$7,000
- HVAC system including roof unit | 2024 | \$25,000

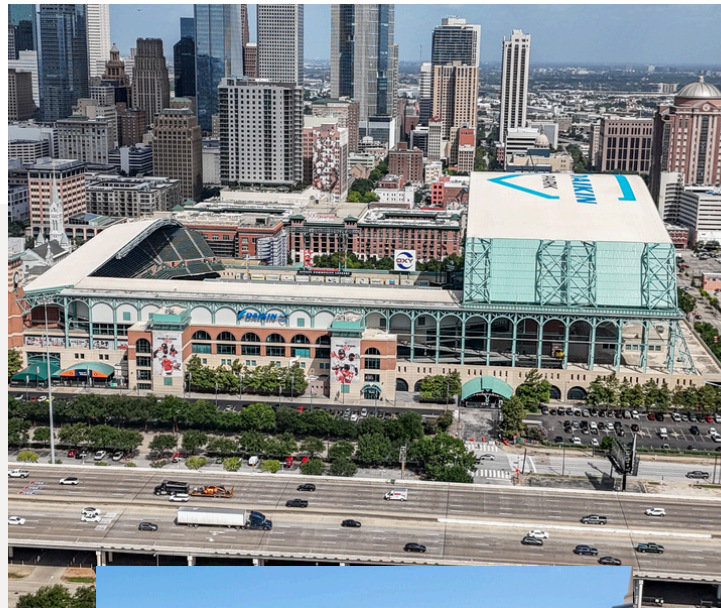
Property Area Highlights

- Pool with Hot Tub
- Controlled Access Garage
- Additional Storage Space in Front of Parking
- Visitor Parking
- Dog Run
- Putting Green



PRIME LOCATION

- Walk to Downtown Houston
- Metro Rail Across the Street
- Sports Fans Paradise!!! Astros | Dynamo | Rockets Stadiums in walking distance.
- George R. Brown Convention Center & Discovery Green Park
- Enjoy the Astros Friday night fireworks display from your balcony
- Restaurants | Coffee Houses | Brewies within walking distance
- EaDo's nightlife, restaurants and shopping
- New East River District Golf Course & Restaurant
- Navigation/Canal Street Restaurants & Shopping



Buyers Want to Know

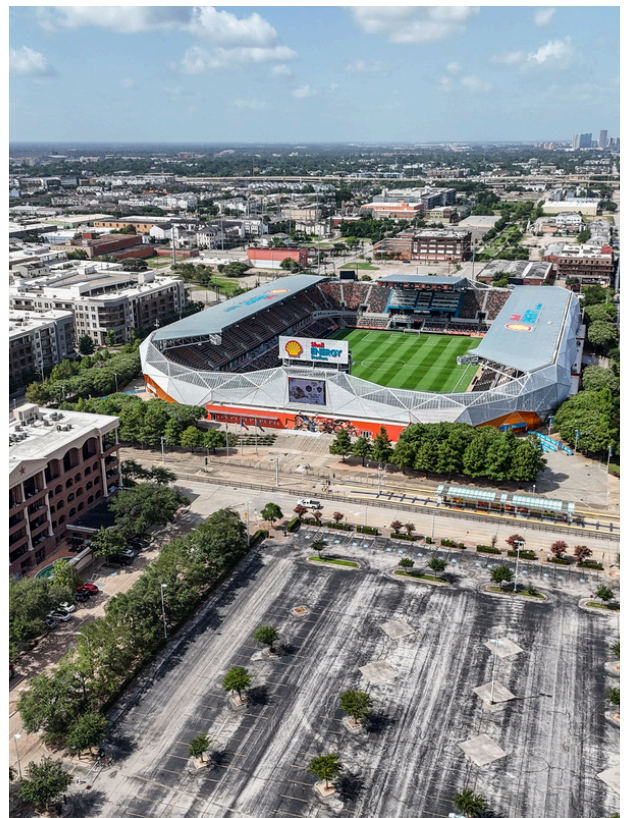
- **Zone X**-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 - **HVAC**: Replaced in 2024 - Interior Unit and Roof Unit
 - **Annual Utility Costs**
 - Electric \$1,800 or Avg. \$150/Month
- Shop for your power company: [PowertoChoose.org](https://www.powertochoose.org)*
- **Energy Efficient Features**: Floor to ceiling automated shades, ceiling fans and Nest thermostat
 - Internet available through Xfinity
 - 2-Assigned parking spaces side by side (3 & 4)

Exterior Structure | Insurance for Exterior Structure and Grounds | Water | Trash | Pool | Dog Run | Putting Green| Controlled Access Garage, Gates & Elevators

Prestige Association Management Group

<https://pamgtx.com> (281) 607-7701

The above listed items in bold are provided and maintained by Prestige Association as part of the monthly maintenance fee of \$460.02/month.





The EaDo Lifestyle

A smiling sun greets locals on EaDo's Saint Emanuel Street, as do other flavors of wall art. On the other side of Interstate 69, neighbors stroll the street's narrow sidewalks under reedy willow oaks while popping in and out of all the local bars, clubs and restaurants.

Rodeo Goat has a wide selection of craft cocktails and customized patties, including a whisky burger. Hanging a left onto Lamar Street, locals also visit Truck Yard, a popular indoor/outdoor bar with a Ferris wheel in its backyard. Shops are limited here, but there are a few small boutiques, like the Texas Art Asylum on Live Oaks Houston — a thrift store that also sells art supplies.



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About EaDo

East Downtown, affectionately coined "EaDo," is a walkable city brimming with wall art splashing stories of love, loss and family on street corners. Once a warehouse district, EaDo's former industrial buildings now shimmer with pubs and eateries where people gather in the evenings and, in the mornings, wake where others used to work. "EaDo attracts more young professionals because it's so accessible to downtown Houston.



The Stanford

