

1736 COLQUITT ST. A

PROPERTY HIGHLIGHTS

Ideally located within walking distance to sought-after schools including Poe Elementary and Lanier Middle School, as well as Starbucks, H-E-B, local parks, and the Menil.

Recent Updates & Improvements:

- **Marble backsplash**
- **Marble fireplace surround**
- **Newly painted kitchen cabinets**
- **Granite countertops in all bathrooms**
- **Marble mosaic flooring in bathrooms**
- **New tile in primary ensuite**
- **New carpet on 3rd floor & primary closets**
- **New/updated recessed lighting**
- **New ceiling fans**
- **New light fixtures**
- **New hardware**
- **Fresh interior paint**

Mechanical / Property Details:

- **Roof - 5 years**
- **Appliances - approx. 3–5 years**
- **Water heater: 2016**
- **A/C units: 2013 & 2014**
- **New electrical Panel: 2026**
- **No flooding history**
- **No HOA**

Outdoor / Yard Potential:

While the side / back patio is modest, there is potential to expand usable outdoor space by enclosing the front yard with wrought iron fencing, creating an attractive small yard—ideal for a play area or pets! See neighbor's yard.

Lastly, Lovett Homes included the third-floor closet as an option for a 3rd full bathroom which is already vented, and the hot water heater is directly on the other side of the wall for easy plumb in!