

7433 Brompton Street

**Margaret Vinson**

Realtor-Associate®

713.806.2633

margaret.vinson@sir.com



**Lyndsey Alexander**

Realtor-Associate®

713.502.4207

lyndsey.alexander@sir.com



## Notable Features + Amenities

**2 Bedrooms | 2.5 Baths | 1,680 Building Sq. Ft. | 1,335 Lot Sq. Ft. | Built in 1970**

### KEY FEATURES

- Timeless, warm & inviting with charming curb appeal
- Bright corner home with fantastic natural light
- Updates Galore:
  - Engineered wood floors (2025)
  - Updated Baths with Quartz counters (2025)
  - Updated Kitchen with designer backsplash
  - Modern light fixtures
  - Updated windows
  - Fresh paint throughout (2025)
- Fabulous Outdoor Living:
  - Community pool
  - Private, tree-shaded patio
  - Low-maintenance landscaping
  - Park-like setting

### LOCATION, LOCATION, LOCATION!

- Wonderful nearby attractions:
  - Rice Village – coffee shops, restaurants, fitness, boutiques, enrichment studios & more
  - Braes Hike & Bike Trail and area parks
  - Hermann Park, Hermann Golf Course, Houston Zoo, Houston Museum District
- Zoned to Mark Twain Elementary
- Easy commute to Texas Medical Center, Rice University, Downtown, The Galleria & Greenway Plaza

### Kitchen & Breakfast Room

- Timeless & on-trend
- Spacious counterspace
- Chic, flush-mount light fixtures
- Pinterest-worthy tile backsplash
- Stainless-steel appliances:
  - Refrigerator & freezer
  - Dishwasher
  - Range
  - Built-in microwave
- Tons of custom cabinetry
  - Only drawers below the counters
  - Trash & recycle drawer
  - Utensils organization drawer
  - 3 pantry cabinets, each with 5 pull-out drawers
  - Polished nickel hardware
- Under-cabinet lighting
- Serving counter
- Pantry
- Breakfast Room attached with a gorgeous chandelier

### Dining Room

- Engineered wood floors
- Timeless light fixture
- Views & access to the spacious Back Patio
- Functional as a Home Office

### Family Room

- Engineered wood floors
- Large window with bench overlooking the tree-lined front yard
- Under-stair hidden storage closet

### Primary Suite

- Spacious, warm & cozy
- On-trend light fixture
- Make-up vanity area
- Large windows allowing wonderful natural light
- Two walk-in closets!
- Primary Bath:
  - Recent Quartz countertop (2025)
  - Large walk-in shower with wall & handheld shower heads and large built-in niche
  - Chic mirror
  - Beautiful brass cabinet hardware (2025)
  - Built-in laundry hamper

### Secondary Bedroom & Bathroom

- 2nd floor Secondary Bedroom:
  - Spacious with a large window
  - Walk-in closet
- En-Suite Secondary Bathroom:
  - Recent Quartz countertop (2025)
  - Chic mirror (2025)
  - Beautiful brass cabinet hardware (2025)
  - Spacious vanity with make-up counter & attached laundry hamper
  - Tub/shower

*\*All information per sellers. Please independently verify.*

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## Other Functional Features

- Large, private Back Patio
- Utility Room – located inside the home
- Half-Bath (1st floor)
- Updated windows
- AC (2022; condenser & coil)
- Carport:
  - 2-Car, assigned to this home only
  - Directly off the Back Patio
  - Private storage closet
- Built-in mail slot
- Tons of storage

## HOA

- \$343/month
- Rise Association Management Group

## Coverage Includes

- Water
- Sewer
- Trash
- Recycling
- Landscaping of public areas
- Upkeep and repairs of public spaces
- 2/3 of roof repairs
- 2/3 of foundation repairs

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