

# 4219 Allen St

COMPASS

## Features & Amenities



### House Overview

<b>Bedrooms</b>	3
<b>Baths</b>	3 Full + 1 Half Bath
<b>Square Feet</b>	2,539 per Appraisal
<b>Lot Size</b>	1,597 per HCAD
<b>Year Built</b>	2018 per HCAD
<b>Garage</b>	2 Car Attached
<b>Neighborhood</b>	Rice Military

### OVERALL

- Single family home with turfed front yard maintained by HOA
- Double wide private driveway
- Ample guest parking!
- Open floor plan
- 3 generous sized bedrooms all with private en-suite bathrooms
- No blow zone, which offers a buffer against power outages!
- Unbeatable location in Rice Military with easy access to I-10, 45, 610, Memorial/Allen Parkway
- Minutes to the Heights, River Oaks, Montrose shopping centers
- Enjoy quick access to Memorial Park with its miles of running trails, sports facilities, and green space
- White Oak Bayou Greenway is at your back door with miles of hiking and biking trails
- Buffalo Bayou greenway is walking/biking distance away
- Incredible location close to all the shopping and dining options in Heights and Montrose neighborhoods
- Minutes away from HEB, Walmart, Sprouts
- Walking distance to tons of dining & bars such as Truth BBQ, Barnaby's, Good God Nadine's, Max's Wine Dive, PKL Social, Nett Bar, Underdogs Pub, to name a few!

### EXTERIOR

- Gated courtyard maintained by HOA
- Front yard with artificial turf and landscaping
- Charming balcony overlooking the courtyard with room for grilling or unwinding
- Private double wide driveway provides extra parking
- Automatic garage door opener
- Attached 2 car garage with upgraded epoxy floors
- Can fit 2 full sized F150s in the garage
- Ample guest parking

### ENTRY

- Decorative light fixture
- Space for entry table
- Door to attached garage

### KITCHEN

- Open floor plan with dining and family, ideal for entertaining and every day life
- 10 foot ceilings
- Large island with breakfast bar seating
- 2 pendant lights over island
- Quartz countertops
- Subway tile backsplash
- Dimmable under cabinet lighting that can change colors

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



WHITNEY CONKLING  
Whitney.Conkling@compass.com  
713-557-6415

## Features & Amenities

---

- **Stainless Steel Appliances:**
  - GE range with 4 gas burners and griddle, oven
  - Stainless steel vent hood
  - GE Dishwasher
  - Microwave
  - Large stainless steel basin sink with pull down faucet
- 2 large windows over sink with no back neighbors providing ample views/light
- Pantry storage
- Slow close drawers and cabinets
- Recessed LED can lights
- **BAR AREA:**
  - Built in bar area
  - Stainless steel wine fridge
  - Storage
  - Display shelves

### DINING SPACE

- Perfectly situated between the living room and kitchen
- Electrical to add light fixture
- Space for a good sized dining table and space for buffet table

### FAMILY ROOM

- Open concept with dining room and kitchen; ideal for entertaining
- High ceilings
- Hardwood floors
- Ceiling fan/light fixture
- Sliding glass doors lead out to private balcony
- Windows with blinds and drapes
- Wired to add ceiling speakers
- Recessed LED can lights

### POWDER ROOM

- Located on the 2nd floor
- Pedestal sink
- Decorative mirror
- Vanity light

### PRIMARY SUITE

- Located on the 3rd floor with the other secondary bedroom
- Ample room for sitting area
- Low profile carpet
- Tray ceiling
- Recessed LED can lights
- Modern ceiling fan/light fixture
- Window with blinds

### PRIMARY BATHROOM

- Double doors open to spa-like bath
- Floating vanity with dual sinks
- Quartz countertops
- Large decorative mirror
- Vanity lights
- Large soaking tub with tile surround
- Walk in shower with frameless glass surround
- Separate water closet
- Huge walk in closet

### SECONDARY BEDROOM #1

- Located on the 2nd floor with primary suite
- Low profile carpet
- Window with blinds
- Tray ceiling
- Modern ceiling fan/light fixture
- Double door wall closet
- **ENSUITE BATHROOM**
  - Vanity with quartz countertops & storage
  - Decorative mirror
  - Vanity lights
  - Tub/shower combination with subway tile

### SECONDARY BEDROOM #2

- Located on the 1st floor
- Low profile carpet
- Window with window blinds
- Modern ceiling fan/light fixture
- **ENSUITE BATHROOM**
  - Vanity with quartz countertop and storage

# 4219 Allen St

COMPASS

## Features & Amenities

---

- Decorative mirror
- Vanity lights
- Tub/shower combination with white subway tile surround
- Large walk in closet

## UTILITY ROOM

- Located on the 3rd floor with primary bedroom & secondary bed
- Washer/dryer hookups
- Decorative tile floor
- Hanging bar
- Shelf
- Utility closet just outside

## EXCLUSIONS

- Interior security cameras

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



WHITNEY CONKLING  
Whitney.Conkling@compass.com  
713-557-6415