



# Leah Oliver Christman

## *Home Highlights*

leah.oliver@compass.com

(832)444-2669

**5203 Lillian**

### **Welcome Home!**

Nestled in the highly desirable Rice Military/Washington Corridor near Memorial Park, this exceptional single-family home at 5203 Lillian St, Houston, TX 77007 offers an ideal balance of urban convenience and residential comfort. Located minutes from major hubs like the Memorial Park Eastern Glades, the MKT Trail, and the Houston Arboretum, this property benefits from both lush green spaces and easy access to the heart of Houston. Its quiet street setting complements the vibrant lifestyle amenities nearby, making it perfect for buyers seeking both serenity and city accessibility.

### **Updates**

- New third-floor A/C installed July 2021
- New A/C for first & second floors, 2023
- New garage door, Nov 2023
- Fence repaired, May 2024
- Full roof replacement, June 2024
- 3 New ceiling fans
- Annual Silver Maintenance HVAC membership (buyer option to continue)
- ABC Home & Commercial quarterly pest service (transferable or cancellable by buyer)

### **Average Monthly Utilities**

- Electricity ~\$245
- Gas ~\$40
- Water ~\$55

*\*Per Seller*

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### **📍 Neighborhood Amenities (Dining, Bars & Entertainment)**

*Washington Avenue offers a lively bar and restaurant scene, though recent civic efforts focus on balancing nightlife with residential quality of life.*

#### **Restaurants & Dining**

- El Tiempo Cantina – Highly rated Tex-Mex classic on Washington Ave.
- Lorenzo's Prime Rib – Premier steakhouse destination.
- MAX's Wine Dive – Casual wine bar & food pairing hub.
- Velvet Taco – Creative tacos with long-established local acclaim.
- Federal American Grill – Upscale American fare in a stylish setting.
- Black Walnut Kitchen & Bar - Memorial Drive – Classic brunch and casual restaurant near Memorial Park.
- Spaghetti Western Italian Cafe – Popular Italian comfort cuisine.
- El Rey Taqueria – Highly rated Mexican eatery.
- The Greedy Lion – Soul food and comfort favorites.

#### **Bars & Nightlife**

- Underdogs Pub – Beloved neighborhood pub on Washington Ave.
- Porch Swing Pub – Relaxed bar with outdoor seating vibes.
- Darkhorse Tavern – Classic neighborhood watering hole.
- Julep – Stylish cocktail bar destination.
- Pimlico Irish Pub – Irish sports pub with laid-back atmosphere.

#### **🌳 Outdoor & Recreation**

- Memorial Park and surrounding green space are major neighborhood assets, offering miles of trails, athletic fields, and nature experiences within minutes of the property.
- The Houston Arboretum & Nature Center is a primary regional draw for trails and educational programming.

**Ready to tour your next dream home?**

Don't miss this unbeatable location with easy access to everything Houston has to offer!

*\*Per Seller*

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**LOCC** LEAH OLIVER  
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