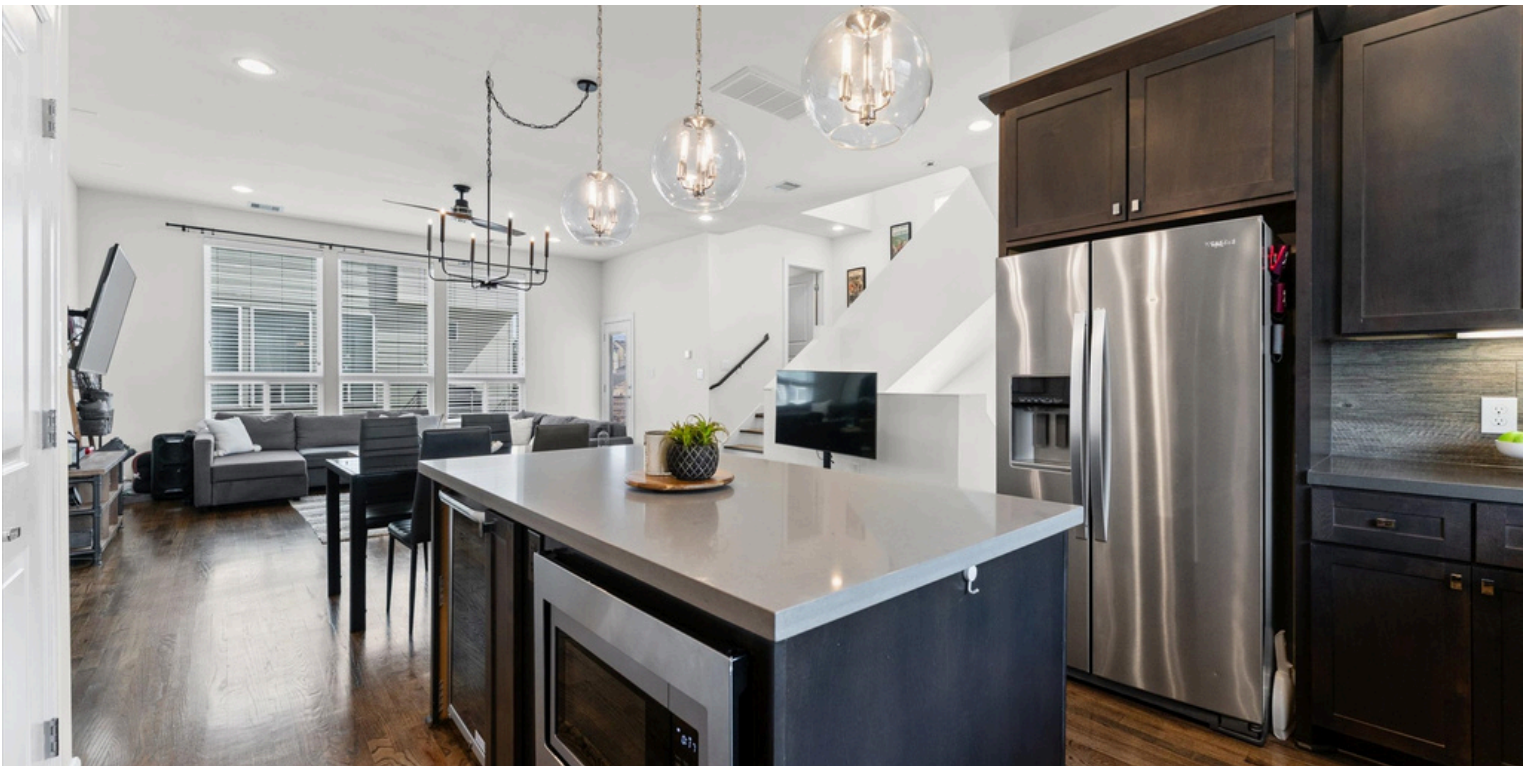




*For
Sale*

1019 W 17th St

Experience stylish, elevated living in Shady Acres Gardens, a gated Heights community offering modern design and functionality. The open second-floor layout is perfect for everyday living and entertaining, complemented by a sleek island kitchen and private balcony. With a rooftop deck, spa-inspired primary suite, and versatile multi-level layout, this home delivers comfort, flexibility, and unbeatable access to dining, shopping, and entertainment.

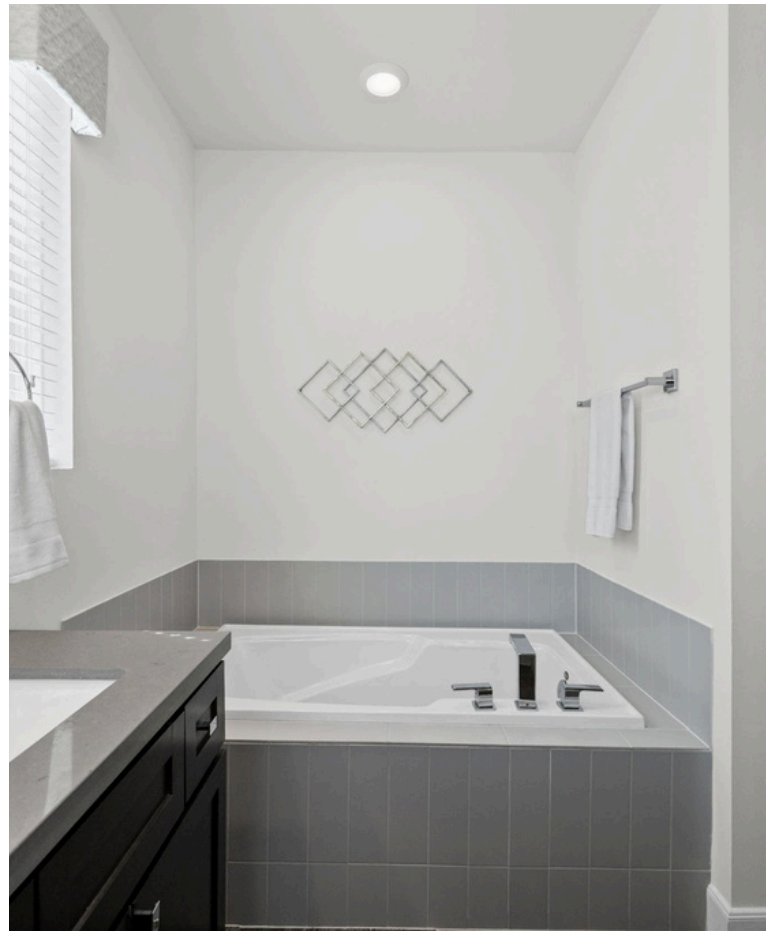


MODERN HEIGHTS LIVING WITH A ROOFTOP RETREAT

Discover elevated living in Shady Acres Gardens! The gated community in The Heights offers this multi-level home with an impeccable design. The 2nd-floor open layout invites everyday living, while providing the perfect backdrop for entertaining guests. A stylish island kitchen features under-cabinet lighting, a walk-in pantry, a built-in wine fridge, and balcony access. The 1st floor showcases a bedroom and bath, ideal for a guest or roommate. Head to the 3rd floor, and discover a spacious primary retreat.

Natural light fills a spa-like bath with a rain-head shower and a separate soaking tub, as well as a generous walk-in closet with custom built-ins! The 3rd-floor split layout includes a third bedroom and a full bath, ideal for any family member or guest. Ready to relax and unwind? Just pop up to the rooftop deck for a quiet evening outdoors or a visit with friends. Shady Acres Gardens offers guest parking and proximity to the locals' favorite restaurants, shopping, and entertainment.



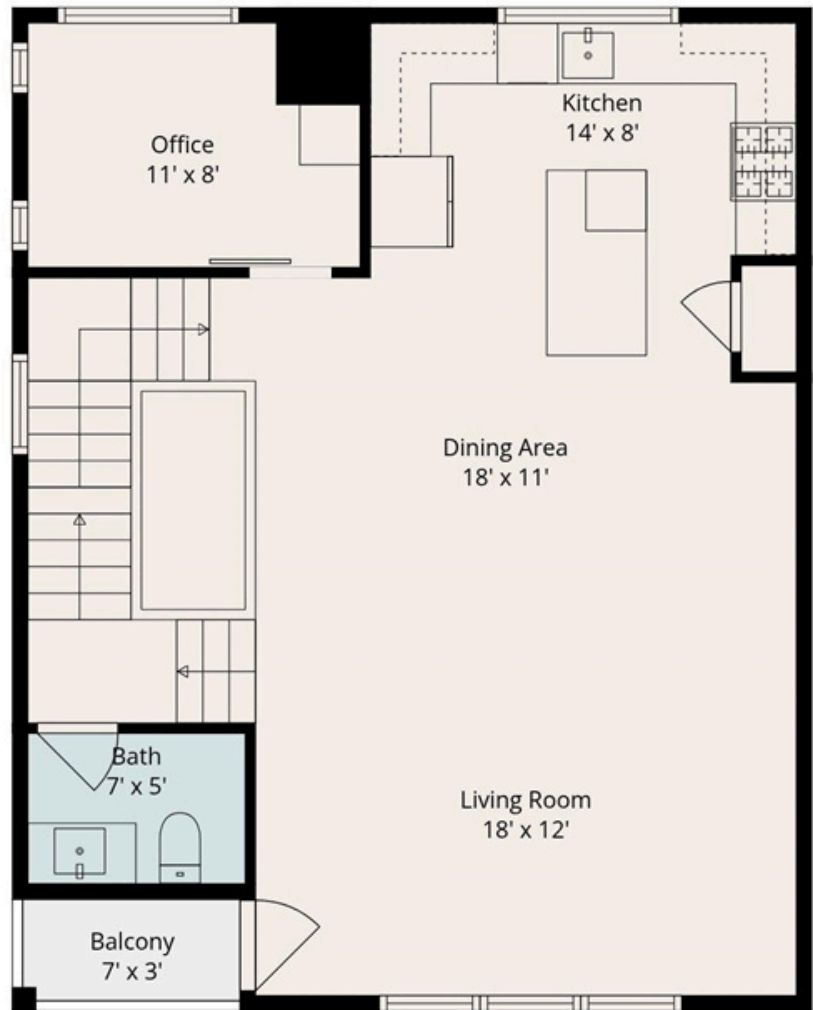




FLOOR *Plan*



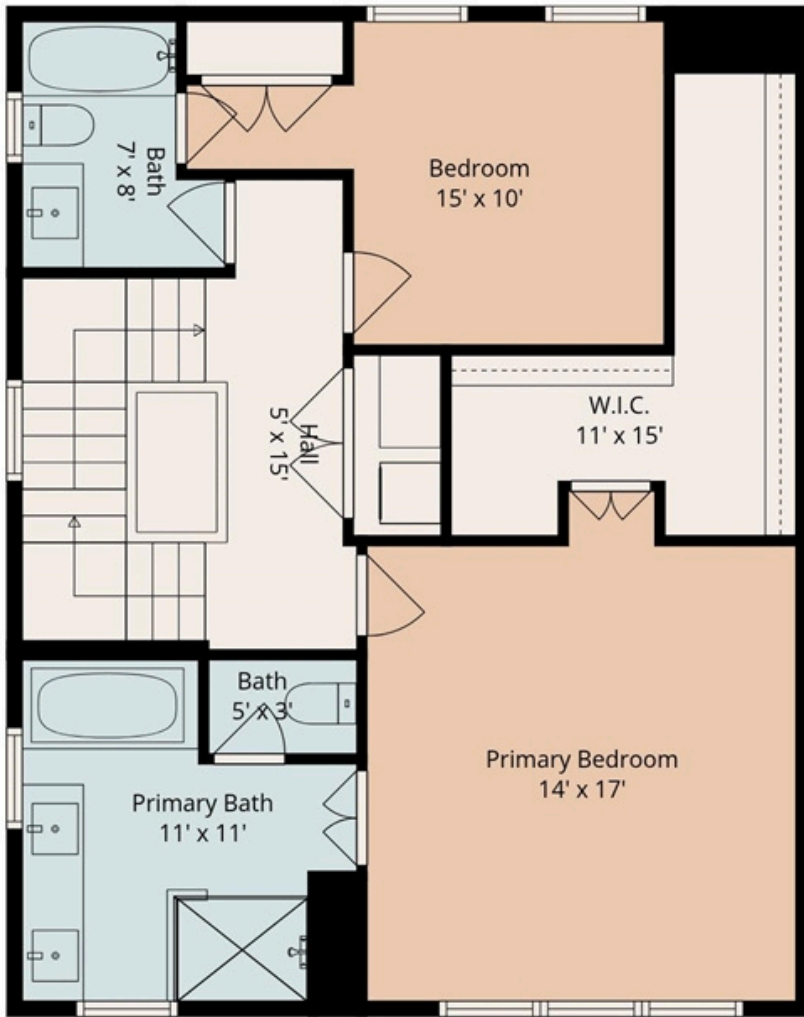
FIRST FLOOR



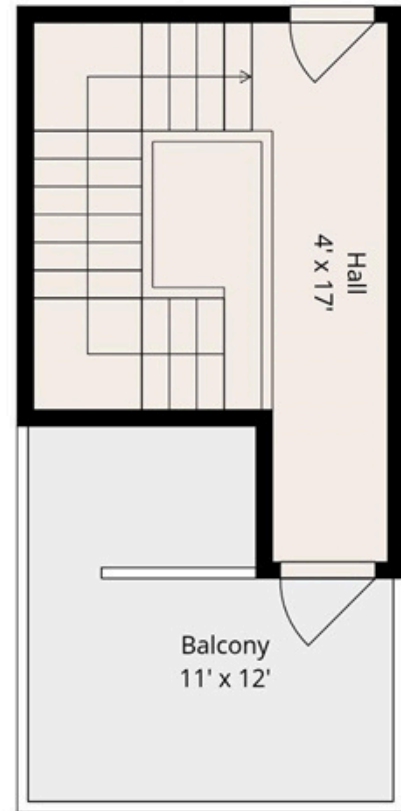
SECOND FLOOR

Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.

FLOOR *Plan*



THIRD FLOOR



FOURTH FLOOR

Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.

Key Details

3



3.1



2,204 SF



Lot Size 1,577 SF

Construction Cement Board/Stucco

Year Built 2017

HOA \$1195 Annually

Style Contemporary/Modern

Garage 2 Car/Attached

Elementary Sinclair Elementary

Middle Hamilton Middle School

High Waltrip High School

MLS Number 65220379



Kelly Simon

kelly@sellinghoustonteam.com
832-309-1433

Broker and founder of KSP and the Selling Houston Team, **Kelly Simon** represents buyers and sellers throughout the Greater Houston area. Kelly was honored by HAR as one of 20 Under 40 Rising Stars in Real Estate, is a multiyear Five Star Real Estate Award Winning Professional, serves on both HAR and TR Committees and has been featured in Forbes, TexasMonthly, and Houston's Real Producers Magazines.



711 W 17TH STREET | HOUSTON, TX 77008



This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.