

2120 Kipling Street #208

**UPPER KIRBY**

**LIST PRICE: \$465,000**

**2 Bed | 2 Bath | Study | 1,897 SQ. FT**

*Special Features and Updates*

**INTERIOR FEATURES**

- BEAUTIFULLY UPDATED (2023 AS PER HCAD) CORNER UNIT IN THE HEART OF UPPER KIRBY
- OPEN CONCEPT FLOOR PLAN WITH ABUNDANT NATURAL LIGHT
- GOURMET KITCHEN WITH STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, AND AMPLE CABINETS
- ENGINEERED WOOD AND TILE FLOORING THROUGHOUT – NO CARPET
- SPACIOUS FLEX ROOM LOCATED OFF THE ENTRY GREAT FOR AN OFFICE, GYM, LOUNGE OR 3<sup>RD</sup> BEDROOM AS IT HAS A CLOSET
- SPLIT FLOOR PLAN WITH GUEST SUITE WITH WALK-IN CLOSET, OPPOSITE THE PRIMARY FOR ADDED PRIVACY
- LARGE PRIMARY SUITE WITH UPDATED SPA LIKE BATH AND GENEROUS WALK IN CLOSET
- FULL SIZE LAUNDRY ROOM
- LARGEST PRIVATE BALCONY IN THE COMPLEX – PERFECT FOR RELAXING OR ENTERTAINING
- ABUNDANT STORAGE THROUGHOUT

**EXTERIOR & BUILDING FEATURES**

- PRIME LOCATION DIRECTLY ACROSS FROM TRADER JOE'S
- WALKABLE TO DINING, SHOPPING, AND EVERYDAY CONVENIENCES – NO CAR NEEDED
- BUILDING COMPLETED MAJOR RENOVATIONS IN SUMMER 2025, INCLUDING EXTERIOR PAINTING AND SEALING, HALLWAY, AND LOBBY UPDATES.
- RECENT ROOF (2023)
- ASSIGNED 2 PARKING SPOTS IN GROUND LEVEL GARAGE
- CONTROLLED ACCESS ENTRY
- TESLA CHARGING STATION NEXT DOOR
- CORNER UNIT OFFERING ADDED PRIVACY

**LOCATION HIGHLIGHTS**

- MINUTES TO MIDTOWN, DOWNTOWN, MUSEUM DISTRICT, RICE UNIVERSITY AND THE TEXAS MEDICAL CENTER
- ACROSS FROM TRADER JOE'S AND PETSMART
- WALKING DISTANCE TO TARGET, LA LA LAND COFFEE SHOP, BOLLO WOODFIRED PIZZA AND MANY MORE RESTAURANTS AND SHOPS!

**SCAN HERE TO SEE A VIDEO TOUR OF THE HOME.**

