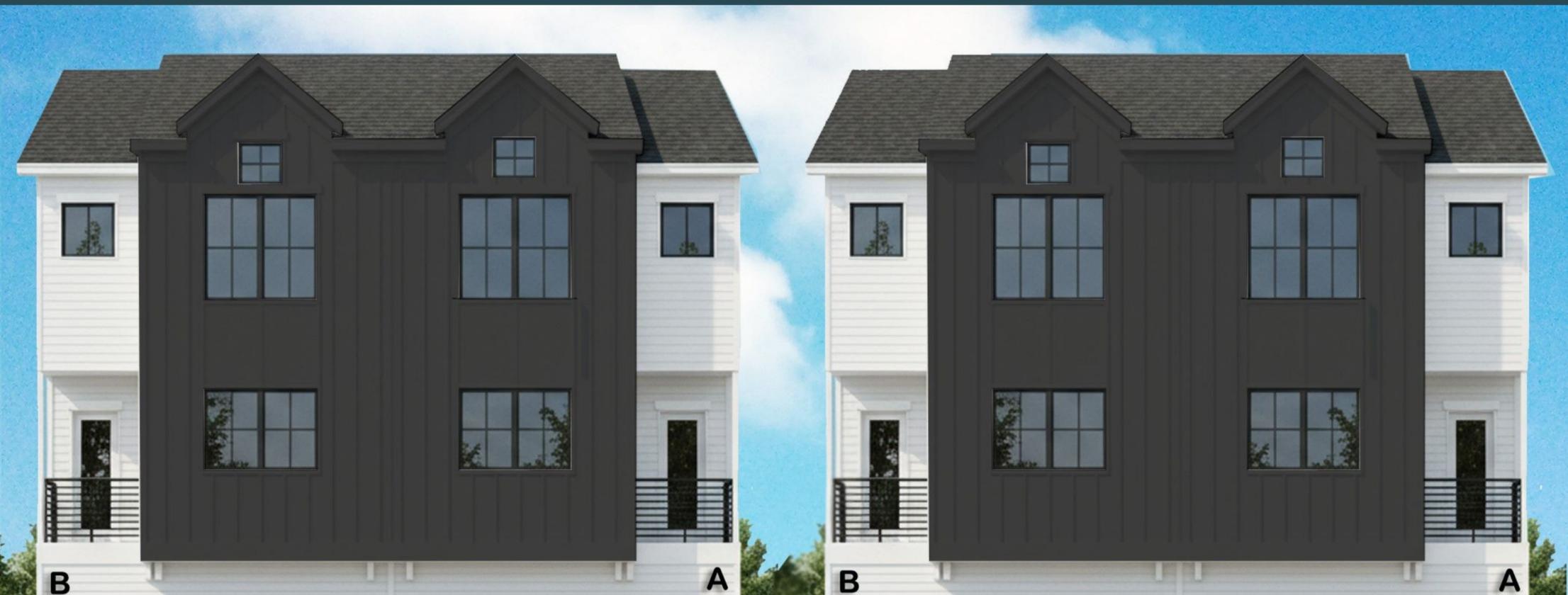


4205 ALLSTON STREET, HOUSTON, TX 77018

2 BD | 2.5 BA | 2,325 SQ. FT. | 2,570 SQ. FT. LOT

OFFERED AT

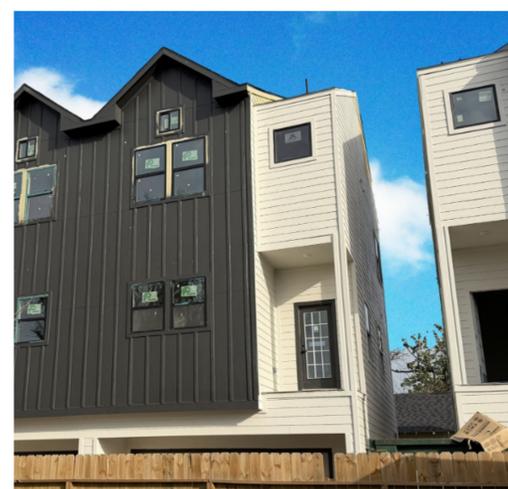
**\$580,000**



## ABOUT THIS PROPERTY

Brand-new construction duplex (Units A & B) – move-in ready soon! Each unit offers 1,285 sq ft of modern living space with 2 bedrooms and 2.5 bathrooms across three floors. The first floor features a 2-car garage. The second floor includes an open-concept kitchen with European-style cabinets, living and dining areas, and a half bath. The third floor offers a spacious primary suite with a large walk-in closet and vanity area, plus a guest bedroom with an en-suite bathroom. Kitchen appliances include a refrigerator, dishwasher, range, and microwave. Excellent opportunity to live in one unit and lease the other!

**2**  
BED



**2.5**  
BATH

**2,325**  
SQ. FT.

**2,570**  
SQ. FT. LOT



**ARASH ASGHARIAN**

Broker Associate

**m:** (346) 232-8946 | **o:** (713) 461-9393

**e:** arash@arrivehouston.com

**w:** arrivehouston.com

**Arrive**  
HOUSTON

1220 Augusta Dr, Unit 300, Houston, TX 77057

4205 ALLSTON STREET, HOUSTON, TX 77018

2 BD | 2.5 BA | 2,325 SQ. FT | 2,570 SQ. FT LOT



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### VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1 mile**.

- MEDICAL 0.1 MI
- GYM 0.2 MI
- GAS 0.2 MI
- ATM 0.2 MI
- CLEANERS 0.3 MI
- GROCERIES 0.3 MI
- COFFEE 0.4 MI
- CVS PHARMACY 0.6 MI
- MOVIE THEATER 1.3 MI



### SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **15** private schools and **19** charter schools within **5 miles**.

- 8 RATING** EE-5 KENNEDY ELEMENTARY SCHOOL ASSIGNED
- 4 RATING** 6-8 WILLIAMS MIDDLE SCHOOL ASSIGNED
- 2 RATING** 9-12 WASHINGTON HIGH SCHOOL ASSIGNED



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

- HIKING NICHOLSON HIKE & BIKE TRAIL (0.9 MILES)
- PARK CREATIVE RECREATIONAL SYSTEMS (1.5 MILES)
- GOLF COURSE MELROSE GOLF COURSE (3.8 MILES)
- DOG PARK PEGGY H SHIFFICK PARK (5.1 MILES)



### NEIGHBORHOOD EATS

This home is located near **157** moderately priced restaurants and has an **above average** variety of cuisines.

#### BY CATEGORY

AMERICAN .....	70	INTERNATIONAL .....	8
FAST FOOD .....	30	ASIAN .....	5
BARS .....	10	CAFES, COFFEE AND TEA .....	5
BARBECUE .....	9	SEAFOOD .....	5
MEXICAN .....	8	OTHER .....	13

