

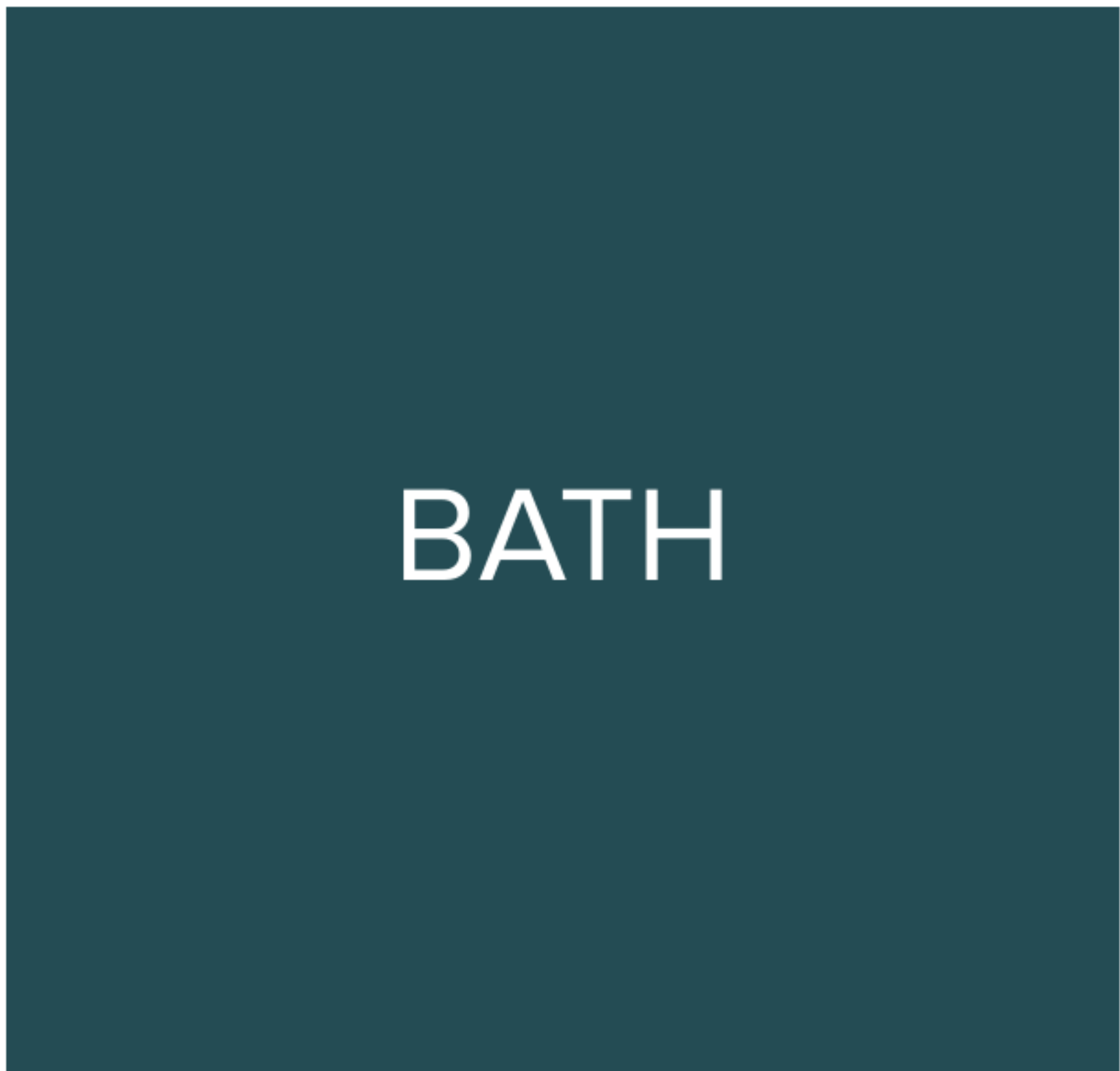
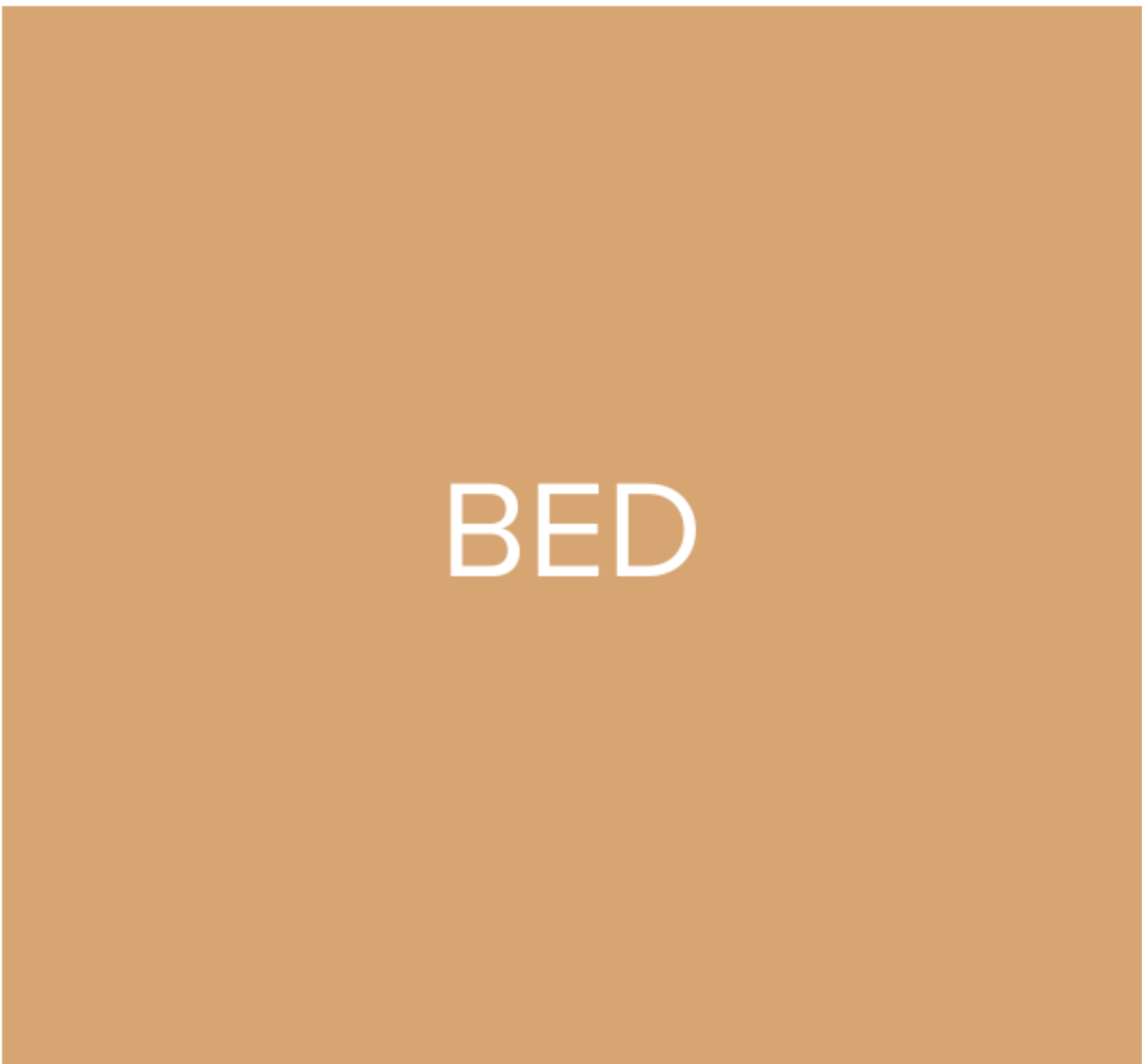
4209 ALLSTON STREET, HOUSTON, TX 77018
2,570 SQ. FT | 2,325 SQ. FT LOT

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!.



2,570
SQ. FT.

2,325
SQ. FT. LOT



ARASH ASGHARIAN
Broker Associate
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1220 Augusta Dr, Unit 300, Houston, TX 77057

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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
- 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
(1.4 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 **158** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN	70	INTERNATIONAL	8
FAST FOOD	31	ASIAN	5
BARS	10	CAFES, COFFEE AND TEA	5
BARBECUE	9	SEAFOOD	5
MEXICAN	8	OTHER	13

