

# West University Place – 3813 Byron St - 77005

**4 Bedrooms; 2 Full and 1 Half Baths; 2-Car Attached Garage  
2,910 Building Sq. Ft. (Per Appraiser); 5,000 Lot Sq. Ft. (Per HCAD), Built in 1986 (Per HCAD)**

## Updates and Maintenance

- Interior walls, ceilings, and crown molding freshly painted (2026)
- Exterior screens on patio replaced and new screen door installed (2026)
- Recessed lighting updated with new soft white LED bulbs (2026)
- New dining room chandelier (2026)
- New breakfast room chandelier (2026)
- New ceiling fan in the middle secondary bedroom (2026)
- HVAC system serviced and plumbing line insulation refreshed (2026)
- Sprinkler system serviced and backflow preventer replaced (2026)
- Garage doors serviced and added new remotes (2026)
- New Windows (2015)
- HVAC systems (2015)
- Water heater (2015)
- Roof 15-20 years old
- Landscaping refreshed and trees professionally trimmed
- Exterior of property power washed

## Interior Features

- Formal living and dining rooms
- Open-concept family room adjacent to kitchen
- Bright breakfast room
- Kitchen with built-in refrigerator and ample storage
- Primary suite with private home office
- Primary bath with soaking tub and separate shower
- Large secondary bedrooms
- Mudroom
- Storage nook and shelving with sink in the garage
- Flexible floor plan suitable for guests, playroom, or workspace

## Property Miscellaneous

- 2 car attached garage with dual EV charging stations (2022)
- Oversized garage with workspace area, storage and cubbies
- Mudroom with storage cabinets
- Inviting covered screened in porch overlooking green space
- Recessed led lighting throughout
- Pull down attic for extra storage
- New windows installed in ~2015 (per seller)
- Alarm system linked to West U Police
- No exclusions

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## **West U Neighborhood Amenities**

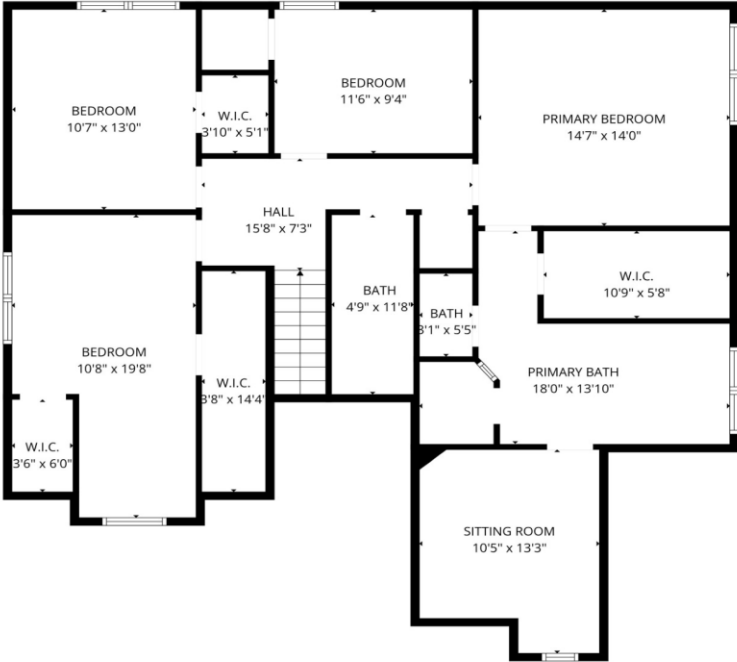
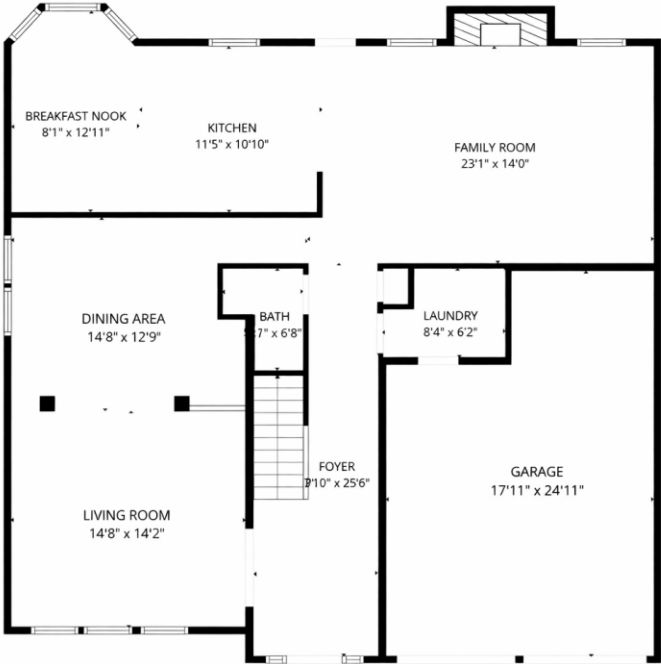
- Incorporated city within Houston
- Dedicated West University police and fire departments
- Zoned to top-tier West University Elementary School
- Proximity to West U Elementary School, West U Little League, Rice Village, Medical Center and the Museum District
- Proximity to Colonial Park Pool, West U Recreation Center, community building, scout house, and library
- Well-maintained parks and playgrounds
- Access to West U tennis and pickleball courts
- Youth-organized sports such as West U Little League and West U Softball Association

**All information as per seller**

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**Floor Plan - Dimensions are Approximate**

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.