



# 2438 Albans Road

Historic Charm in University Place

A curated overview of a 1940s corner-lot bungalow reimaged for modern turnkey living.

# Executive Summary: The Asset Profile



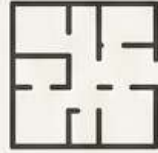
**\$1,100,000**

List Price | \$529 per SqFt



## The Shell

- Built 1940 (Updated)
- Traditional Bungalow
- Corner Lot (~6,000 SqFt)



## The Capacity

- 3 Bedrooms
- 3 Bathrooms (2 Full, 1 Half)
- 2,081 Livable SqFt



## Listing Status

- Active Listing
- MLS #19926888
- Days on Market: 40

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*“A balanced asset offering historic character with updated livability.”*

# Location Intelligence: Unbeatable Convenience



## Proximity Drivers

Located in the heart of University Place, minimizing commute times to Houston's most vital economic and cultural engines.

# The Neighborhood Lifestyle

# 94

## Walk Score®: Walker's Paradise

Car-optional living. Walking distance to "The Village" Shopping Center for dining, shopping, and daily necessities.



Transit Score: 49  
(Some Transit)



Bike Score: 69  
(Bikeable)

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An elite location score for the sprawling Houston metro area.

# Exterior & Curb Appeal



## Site Specifications

- **Lot Positioning:** Desirable Corner Lot (~6,000 sqft) offering enhanced privacy and light.
- **Outdoor Living:** Inviting front and back porches.
- **Landscaping:** Mature trees with established greenery.
- **Irrigation:** Automatic sprinkler system (Front & Back Yards).
- **Parking:** Detached 2-car garage with opener.

# Interior Highlights: A 1940s Footprint, Modernized



## The Great Room Concept

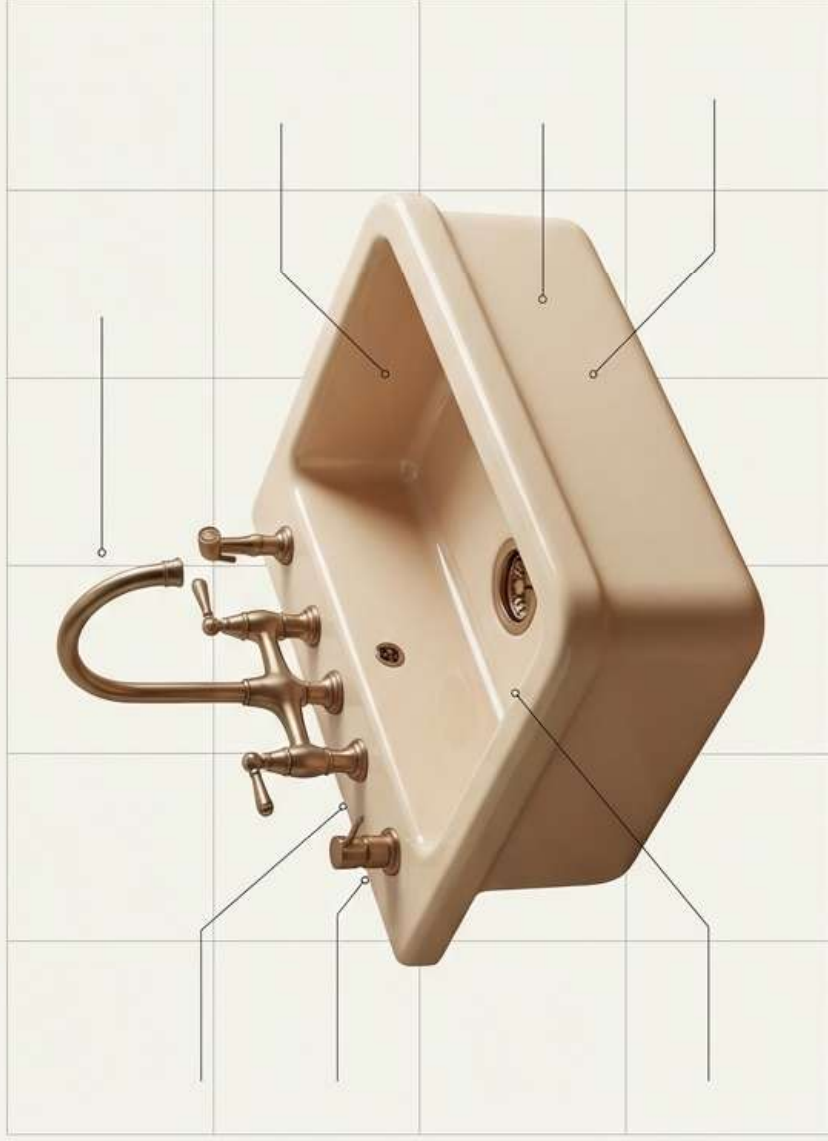
**Flow:** Open floor plan connecting Living (14'x11') and Family Room (19'x13').

**Flooring:** Hardwood and tile throughout (No carpet in main areas).

**Light & Efficiency:** Double-pane, insulated Low-E windows.

**Atmosphere:** Stylish lighting fixtures and neutral palettes.

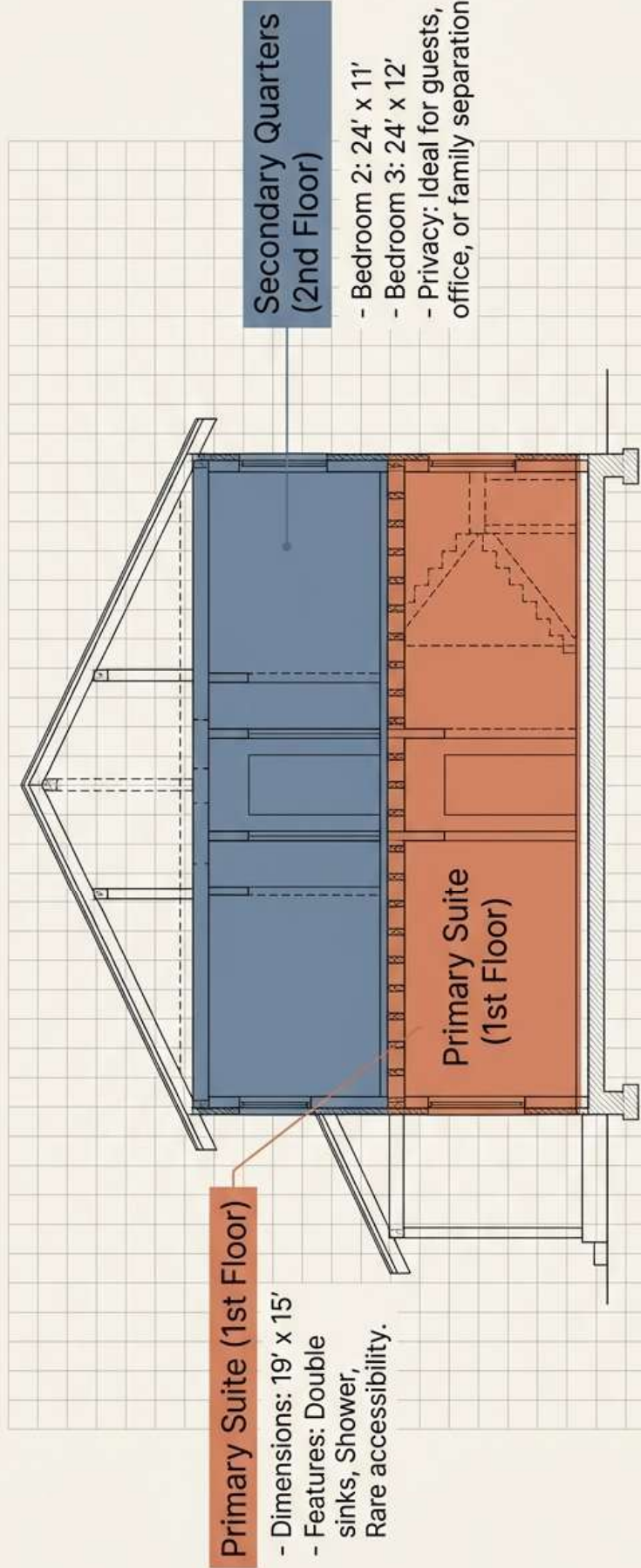
# Kitchen & Utilities: Culinary Functionality



## Modern Utility Meets Vintage Charm

- Refreshed Kitchen: Vintage aesthetic with modern utility.
- Appliances: Stainless steel suite (Refrigerator included).
- Cooking: Electric Range/Oven.
- Storage: Dedicated Pantry.
- Convenience: Indoor Utility Room (7'x6').

# Zoned Living: The Floorplan Advantage



# Due Diligence: Systems & Updates

✓ **Roof:** Composition shingle, approx. 16 years old.

✓ **Climate Control:** Central Electric A/C (Recent) + Natural Gas Heating.

✓ **Windows:** Insulated / Low-E Windows installed.

✓ **Utilities:** Public sewer/water. Gas dryer connections available.

✓ **Structure:** Pier & Beam foundation.

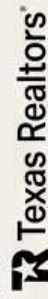
## Playfair Display

Modern mechanics operating within a classic structure.

# Transparency: Asset History & Remediations

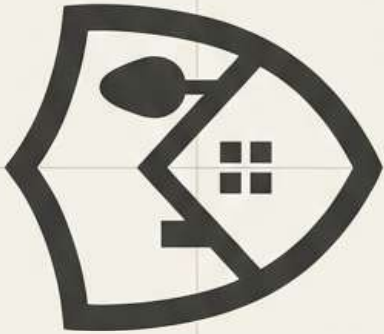
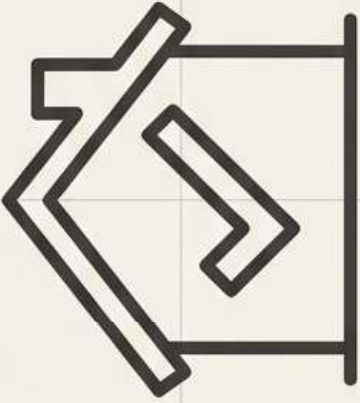

## Disclosure Deep Dive

Component	Historical Issue	Professional Resolution
Plumbing	Leak at dining room corner.	Pipe and air duct replaced; wall repaired.
Roof	West side strip/eave workmanship issues.	Redone and repaired.
Site/Fence	West side fence encroachment.	Tree removed, fence adjusted.



Full disclosure based on Seller's Statement, ensuring no surprises.

# Risk Profile: Flood & Climate

		
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FEMA Zone X  
(Minimal Risk / Unshaded)

NO Flood Claims  
Filed

NO FEMA/SBA  
Assistance Received

Located outside the 100-year and 500-year floodplains, offering peace of mind.

# Value Retention: School District Zoning

Poe Elementary

**7/10**

0.6 miles away

Lanier Middle School

**9/10**

1.4 miles away

Lamar High School

**7/10**

1.3 miles away

Zoned to some of Houston ISD's most coveted institutions.

# Financial Overview: Carry Costs

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2025 Tax Assessed Value: \$738,188

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Tax Rate: ~2.09%

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2024 Annual Taxes: ~\$14,007

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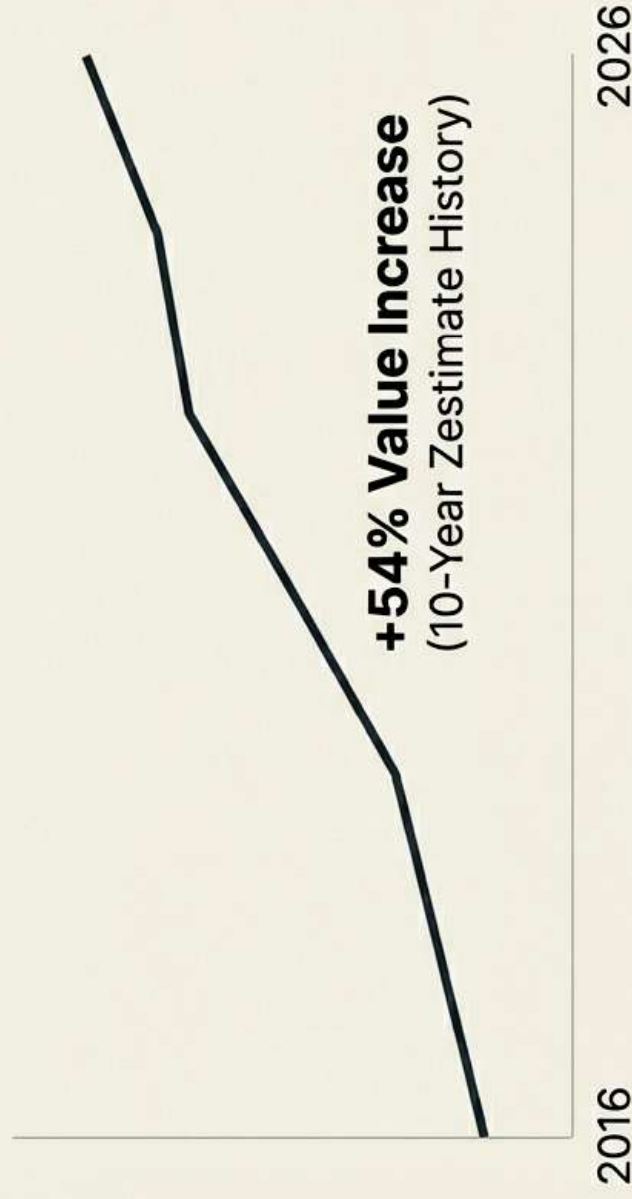
HOA Fees: None

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**\$7,106 / mo**  
Monthly Estimate

Estimated Principal, Interest, Taxes, & Insurance  
based on standard lending criteria.

# Market Context & Appreciation



Recent Adjustment:  
~\$25,000 Price Cut

Current Price: \$1.1M

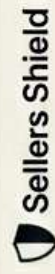
Rental Potential:  
~\$3,789/mo  
(Rent Zestimate)

A resilient asset with proven long-term appreciation.

# Your Next Chapter in University Place

Ready for a private tour?

Listing Agent: Rigoberto Villarreal  
Brokerage: Keller Williams Signature  
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MLS ID: #19926888  
Email: [rigoismyrealtor@gmail.com](mailto:rigoismyrealtor@gmail.com)



Prepared with Sellers Shield

