

246 E 28th St.

COMPASS



House Overview

Bedrooms	4
Baths	4 Full, 1 Half Bath
Square Feet	3,142 per HCAD
Lot Size	1,776 per HCAD
Year Built	2014 per HCAD

Updates

- Kitchen updated with:
 - Another row of cabinets with glass fronts
 - Painted previous cabinetry and added slow close hinges
 - New backsplash
 - Pot filler
 - New range
 - New dishwasher
 - New microwave
 - New kitchen faucet
- All can lights replaced with LED can lights
- Interior paint throughout the house
- Powder bath updated with new vanity, wainscoting, and wallpaper
- Addition of faucet/hose on porch
- Added shelves in laundry room
- Added built-in shoe storage in Primary closet
- Added built-in bookshelves on 4th floor
- Exterior stucco work done in 2021
- Full HVAC system replaced
- Roof repairs made as needed
- Portable generator stays with property

Important Systems

- HVAC
 - Compressor - 2025
 - Evaporator Coil - 2025
 - Furnace - 2025
- Hot Water Heater - 2014
- Roof - 2014, lifetime metal roof

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.

† information per seller