



Property Information

2119 Taft Street

WHAT DO THE SELLERS LIKE ABOUT THE HOME?

- **CONTEMPORARY DESIGN:** MODERN CONSTRUCTION DESIGN, STYLE, AND APPLIANCES.
- **NEIGHBORHOOD & LIFESTYLE:** SAFE NEIGHBORHOOD WITH AN ABUNDANCE OF DINING, NIGHTLIFE, ENTERTAINMENT, AND SHOPPING.
- **PRIME LOCATION:** SITUATED INSIDE HOUSTON'S INNER-BELTWAY, MINUTES FROM THE FINANCIAL, MUSEUM, AND THEATRE DISTRICTS.
- **EDUCATION & HEALTH:** PROXIMITY TO THE HOUSTON MEDICAL CENTER AND TOP-RATED SCHOOLS AND UNIVERSITIES.
- **COMMUNITY FEATURES:** SECURE, GATED COMMUNITY WITH GATE MAINTENANCE INCLUDED IN THE HOA.
- **ATMOSPHERE:** FRIENDLY NEIGHBORS AND A QUIET NEIGHBORHOOD ENVIRONMENT.
- **WALKABILITY:** VERY WALKABLE AREA CLOSE TO LOCAL FAVORITES AND MAJOR GREEN SPACES LIKE BUFFALO BAYOU AND MEMORIAL PARK.
- **IN-COMMUNITY PET-FRIENDLY AMENITIES:** DEDICATED DOG PARK MAINTENANCE PROVIDED BY THE HOA.
- **NO GENERATOR NEEDED:** PROPERTY IS ON THE SAME POWER GRID WITH THE RESERVE BANK
- **CLOSE TO A LOT OF PARKS AND DOG PARKS**



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UPGRADES - MAINTENANCE

Upgrades	Cost
1 Whole Home Dehumidifer System; Third Floor HVAC Zoning; Attic Tent; Additional Insulation Board; Ecobee Controls (By Davis AC; Comes with 2-Yr Labor and 5-Yr Parts	\$ 19,420
2 Entertainment Built-In Display/Cabinets on 2nd Floor	\$ 12,810
3 Living Room Surround Sound System on 2nd Floor, 4th Floor, and Patio	\$ 9,000
4 Customized Closets in Bedrooms on 1st and 4th Floor and Master Bedroom on 3rd Floor (from SpaceMan)	\$ 8,820
5 Murphy Bed/Closet Built-In on 4th Floor	\$ 8,520
6 Walk-in Shower Upgrade on 4th Floor	\$ 8,500
7 Electronic Shades and Top-Down Shade Update on 2nd Floor (from The Shade Shop)	\$ 6,630
8 Shelf Pull-Outs in Cabinets in Kitchen on 2nd Floor	\$ 6,300
9 Dry Bar on 4th Floor with Drink Ledges	\$ 5,160
10 Wolf Cooktop & Zephyr Hood in Kitchen on 2nd Floor	\$ 5,050
11 Patio Electronic Shade on 4th Floor (from The Shade Shop)	\$ 4,750
12 155 Bottle WiFi Wine Tower on 2nd Floor	\$ 3,020
13 Additional Attic/Roof Ventilation	\$ 1,750
14 Light Switches with Dimmers and Lutron Capability throughout the House	\$ 1,520
15 Container Store Shelving in Garage and Utility Room	\$ 1,460
16 Alumminum Ladder to the Attic on the 4th Floor	\$ 800
17 Easy Access Pantry Shelves on 2nd Floor	\$ 600
18 Back-Up Tiles for Home	\$ 550
19 Tiling in Powder Restroom on 2nd Floor	\$ 450
20 Repainting, Caulking Walls and Moldings	\$ 12,000
SubTotal	\$ 117,110

Maintenance Completed

- 1 HVAC Service (by Davis AC)
 - Silver Membership (Twice a Year)
 - Last Service: April 2026
 - Replaced Dual Run Capacitor and A/C Plenums; Added HVAC UV lights
- 2 Whole Home Duct Cleaning
 - Last Service: July 2024 (Recommended Next Service: 2027 - 2029)
- 3 Pest Control Service (by Berrett Pest Control)
 - Last Service: April 2026
- 4 Elevator Inspection/Service (by Lone Star Elevator)
 - Last Service: April 2026
 - Replaced Back-Up Battery
- 5 Fire Sprinkler Inspection (by
 - Last Inspection: April 2026
- 6 Dryer Vent Cleaning (by Lords Chimney)
 - Last Service: May 2025 (Recommended Next Service: 2027)



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DINING & NIGHTLIFE

FINE DINING & DESTINATION RESTAURANTS

BCN Taste & Tradition Michelin-starred Catalan cuisine 5 min drive Michelin	March Michelin-starred Mediterranean tasting menu 5 min drive Michelin	Truth BBQ Globally recognized, Bib Gourmand 5 min drive Bib Gourmand	Nancy's Hustle Michelin-recognized American bistro 7 min drive Michelin Rec.
Nobie's Seasonal dishes, vinyl soundtrack 7 min drive Bib Gourmand	Uchi Award-winning non-traditional Japanese 4 min drive	Bludorn High-end New American, French influences 5 min drive	Marmo Italian chophouse with live piano 4 min drive
Aiko Modern Japanese omakase & sushi bar 6 min drive	Doko Japanese sushi & yakitori, Atriy Park 6 min drive	Vinoteca Poscol Italian wine bar, cured meats & small plates 2 min drive / 7 min walk	Hugo's Iconic authentic regional Mexican 3 min drive
Oporto Portuguese petiscos & curated wine 3 min drive	El Tiempo Cantina Houston classic, premium fajitas 2 min drive / 4 min walk	Cuchara Mexico City-style bistro with murals 1 min drive / 2 min walk	

CASUAL FAVORITES & NEIGHBORHOOD SPOTS

Cucharita Mexican breakfast & lunch, fresh-baked sweet breads 1 min drive / 4 min walk	Xiaolong Dumplings Szechuan dumplings & hand-pulled noodles 1 min drive / 3 min walk	Southern Yankee Craft House Gastropub, wood-fired pizza & wings 2 min drive / 8 min walk	Huynh Restaurant Acclaimed home-style Vietnamese, EaDo 7 min drive
Rim Tanon Modern Thai street food & curry 4 min drive	Ramen Moto Izakaya ramen & small plates, open late 6 min drive	Yummy Pho & Thai Bistro Vietnamese pho, banh mi & Thai dishes 5 min drive	Pluckers Wing Bar Award-winning wings & sports bar 5 min drive
Niko Niko's Landmark Greek rotisserie & gyros 3 min drive	Izakaya Wa Japanese pub sushi & skewers 3 min drive	Handies Douzo Premium handrolls & sashimi 3 min drive	The Burger Joint Hand-crafted burgers, pet-friendly patio 4 min drive

COCKTAIL BARS, WINE BARS & NIGHTLIFE

Bar Doko Intimate Japanese whiskey & cocktail bar 6 min drive Japanese whisky	Boheme Montrose hideaway, garden patio, eclectic wine 1 min drive / 4 min walk	George Country sports bar, Montrose staple 2 min drive / 6 min walk	Bayou Heights Bier Garten Outdoor beer garden, 74+ beers & cocktails 6 min drive
Anvil National craft cocktail pioneer 4 min drive Craft cocktails	The Refuge Speakeasy, classic cocktails & rare spirits 4 min drive Speakeasy	Melrose Mid-century modern cocktail lounge 4 min drive	Sante Stylish neighborhood drinks & bites 4 min drive
The Flat DJ sets, frozen mojitos, relaxed patio 2 min drive			

CAFES & COFFEE

787 Coffee Puerto Rican farm-to-cup, coquito latte 1 min drive / 4 min walk	Campesino Coffee Latin American cafe, horchata latte, cozy house 3 min drive / 10 min walk	Agora Montrose institution, coffee & wine, open until 2am 3 min drive	Blacksmith Top-tier coffee, acclaimed food menu 3 min drive
Common Bond Artisanal bread, pastries & brunch 4 min drive	La La Land Mission-driven cafe, high-quality coffee 4 min drive		



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SHOPPING

MAJOR SHOPPING DISTRICTS

- **THE GALLERIA:** TEXAS' LARGEST SHOPPING MALL WITH OVER 375 STORES, INCLUDING NEIMAN MARCUS, SAKS FIFTH AVENUE, AND HIGH-END DESIGNERS LIKE CHANEL AND LOUIS VUITTON. (12 MIN DRIVE)
- **RICE VILLAGE (WEST U):** A HISTORIC, WALKABLE OUTDOOR DISTRICT BORDERING WEST UNIVERSITY AND RICE UNIVERSITY, FEATURING A MIX OF NATIONAL BRANDS AND LOCAL BOUTIQUES LIKE GOLDEN GRAY AND ON. (10 MIN DRIVE)
- **RIVER OAKS SHOPPING CENTER:** HOUSTON'S ORIGINAL SHOPPING DESTINATION, AN ICONIC ART DECO CENTER FEATURING CURATED BOUTIQUES, A VINTAGE MOVIE THEATER, AND LOCAL FAVORITES. (5 MIN DRIVE)
- **HIGHLAND VILLAGE:** AN UPSCALE, PALM TREE-LINED OUTDOOR CENTER HOME TO APPLE, CRATE & BARREL, AND ANTHROPOLOGIE. (10 MIN DRIVE)
- **RIVER OAKS DISTRICT:** A LUXURY OPEN-AIR DESTINATION SPECIALIZING IN GLOBAL FASHION HOUSES, FINE DINING, AND A PREMIUM CINEMA EXPERIENCE. (12 MIN DRIVE)
- **UPTOWN PARK:** A EUROPEAN-STYLE OUTDOOR CENTER FEATURING DESIGNER BOUTIQUES AND LUSH WALKWAYS JUST NORTH OF THE GALLERIA. (12 MIN DRIVE)

CONVENIENT LOCAL SHOPPING

- **WHOLE FOODS MARKET:** LOCATED NEARBY AT THE CORNER OF WAUGH AND WEST DALLAS FOR PREMIUM GROCERIES. (4 MIN DRIVE)
- **H-E-B (MONTROSE):** A NEIGHBORHOOD FAVORITE FOR DAILY ESSENTIALS AND HIGH-QUALITY LOCAL PRODUCTS. (4 MIN DRIVE)
- **UPPER KIRBY:** A NEARBY DISTRICT OFFERING A BLEND OF HOME DECOR SHOPS, ART GALLERIES, AND SPECIALTY RETAILERS. (8 MIN DRIVE)

PROFESSIONAL PUPPY DAYCARE & BOARDING:

LOCATED WITHIN A 5-MINUTE DRIVE OF TWO HIGHLY-RATED FACILITIES:

- **THE BEST LITTLE DOG HOUSE IN TEXAS:** A PREMIER CAGE-FREE FACILITY SPECIFICALLY FOR SMALL DOGS (35 LBS AND UNDER). (2 MIN DRIVE)
- **WAG 'N WORLD:** A LARGE, PROFESSIONAL FACILITY IN MONTROSE OFFERING OVER 13,000 SQ. FT. OF INDOOR AND OUTDOOR PLAY SPACE FOR ALL SIZES. (4 MIN DRIVE)



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PARKS

NEARBY PARKS WITH DOG PARK FACILITIES

- **BUFFALO BAYOU PARK:** HOME TO THE JOHNNY STEELE DOG PARK, A 2-ACRE SITE FEATURING A POND, DOG WASHING STATIONS, AND SEPARATE AREAS FOR LARGE AND SMALL DOGS. (4 MIN DRIVE)
- **LEVY PARK:** FEATURES A DEDICATED, DOUBLE-GATED DOG PARK WITH TURF-COVERED MOUNDS FOR CLIMBING AND SEPARATE PLAY AREAS BASED ON DOG SIZE. (8 MIN DRIVE)
- **HERMANN PARK:** INCLUDES THE NEWLY OPENED MCWILLIAMS DOG PARK, WHICH OFFERS INTERACTIVE WATER FEATURES, NATURAL SHADE, AND DEDICATED DOG WASH STATIONS. (9 MIN DRIVE)
- **DISCOVERY GREEN:** OFFERS TWO FENCED DOG RUNS (KINDER LARGE DOG RUN AND HARRIET AND JOE FOSTER DOG RUN) LOCATED IN THE HEART OF DOWNTOWN. (8 MIN DRIVE)

OTHER NOTABLE NEARBY PARKS

- **MEMORIAL PARK:** WHILE IT FEATURES EXTENSIVE NATURE AND HIKING TRAILS PERFECT FOR LEASHED WALKS, IT DOES NOT CURRENTLY HAVE A FENCED-IN "OFF-LEASH" DOG PARK WITHIN ITS MAIN BOUNDARIES. (9 MIN DRIVE)
- **CHERRYHURST PARK:** A QUIET NEIGHBORHOOD PARK WITH TENNIS COURTS AND A COMMUNITY CENTER; GREAT FOR LEASHED STROLLS, BUT NO DEDICATED DOG RUN. (4 MIN DRIVE)
- **PEGGY H. SHIFFICK PARK:** A SERENE POCKET PARK IDEAL FOR A PEACEFUL WALK; DOES NOT CONTAIN A FENCED DOG AREA. (3 MIN DRIVE)



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HEALTH & FITNESS

FITNESS CLUBS & GYMS

- **EŌS FITNESS:** A HIGH-ENERGY, 24-HOUR FACILITY ON WEST GRAY FEATURING A MASSIVE SELECTION OF FREE WEIGHTS AND A FUNCTIONAL TRAINING TURF. (5 MINS)
- **LIFE TIME:** A LUXURY WELLNESS CLUB IN DOWNTOWN HOUSTON OFFERING HIGH-END STUDIO CLASSES, UPSCALE LOCKER ROOMS, AND A SAUNA. (8 MINS)

PARKS & OUTDOOR TRAILS

- **BUFFALO BAYOU PARK:** A SIGNATURE URBAN PARK WITH LIGHTED CONCRETE TRAILS FOR RUNNING AND CYCLING ALONG THE SCENIC BAYOU. (4 MINUTES)
- **MEMORIAL PARK:** HOME TO THE FAMOUS 3-MILE SEYMOUR LIEBERMAN EXERCISE TRAIL AND EXTENSIVE WOODED HIKING AND BIKING PATHS. (10 MINUTES)
- **BRAYS BAYOU GREENWAY:** A SPRAWLING PAVED TRAIL SYSTEM THAT OFFERS A LONG-DISTANCE ROUTE CONNECTING THE MUSEUM DISTRICT TO THE MEDICAL CENTER. (12 MINUTES)

BOUTIQUE STUDIOS

- **THE STUDIO BE:** LOCATED IN THE MONTROSE COLLECTIVE, THIS STUDIO OFFERS INTIMATE CLASSES IN YOGA, MAT PILATES, AND REFORMER SESSIONS. (3 MINUTES)
- **THE BAR METHOD:** SITUATED RIGHT IN MONTROSE, THIS STUDIO FOCUSES ON HIGH-REPETITION, LOW-IMPACT ISOMETRIC MOVEMENTS TO BUILD CORE STRENGTH AND POSTURE. (3 MINUTES)
- **BARRY'S:** A HIGH-INTENSITY INTERVAL TRAINING STUDIO IN RIVER OAKS KNOWN FOR ITS "RED ROOM" WORKOUTS COMBINING TREADMILL RUNS WITH STRENGTH TRAINING. (6 MINUTES)



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DISTANCES TO MAJOR HIGHWAYS





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UTILITY COSTS PER MONTH	
WATER	Houston Public Works (\$60)
ELECTRICITY	Cleansky Energy (\$200)
GAS	Centerpoint Energy (\$60)

HOA FEES INCLUSIONS
<p>\$2,180 ANNUALLY HOA COVERS: TRASH, SEWER, LANDSCAPING, DOG PARK, AND GATE MAINTENANCE.</p>