

# Feature Sheet



## 1004 CALIFORNIA STREET #203, HOUSTON, TEXAS, 77006

ML# 96265029

### Location & Community

- Prime Montrose address with quick access to Midtown, Museum District, and Downtown
- Walkable to top neighborhood dining, coffee, and shopping
- Easy commuter routes to major employment and cultural hubs
- Zoned to William Wharton K-8 Dual Language Academy, Gregory-Lincoln MS, and Lamar HS

### Townhouse/Condo Highlights

- Bright, modern interior with tall ceilings and rich hardwoods
- Open great room that connects living, dining, and kitchen
- Sleek kitchen with pendant-lit island, long prep runs, tile backsplash, gas range, and full-height cabinetry
- Flexible dining or work-from-home zone that preserves flow
- Spacious primary suite with sitting area and large glass shower, plus a well-sized secondary bedroom, refreshed guest bath, and stacked in-unit laundry with ample storage

### Recent Updates

- HVAC compressor replaced in 2023
- Fresh guest bath updates
- Move-in ready condition with modern finishes and lighting




*Open-concept zone,  
virtually staged as a dining area*

### Property Features

Year Built: 2016

 20,607 Lot Size

 1,481 sq. ft.

 Living Room

 Dining Room

 Kitchen

 2 Bedrooms

 2/1 Bathrooms

 2-Car Garage

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