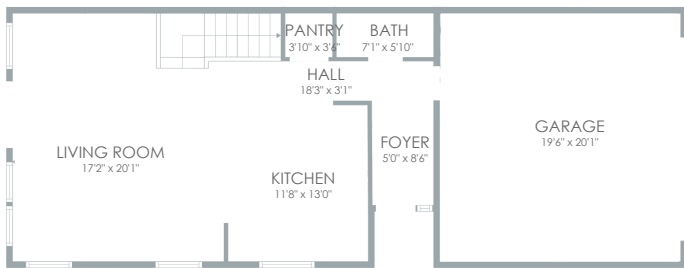


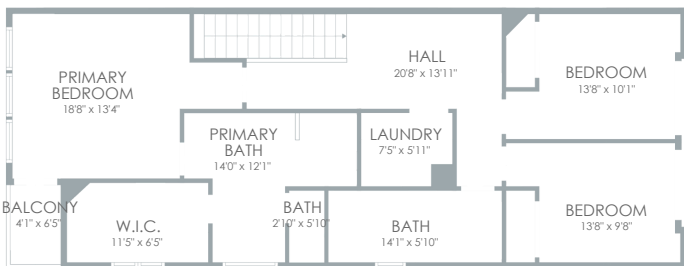
# MODERN ON WEST

## FLOOR PLANS

### 1913 WEST ST.

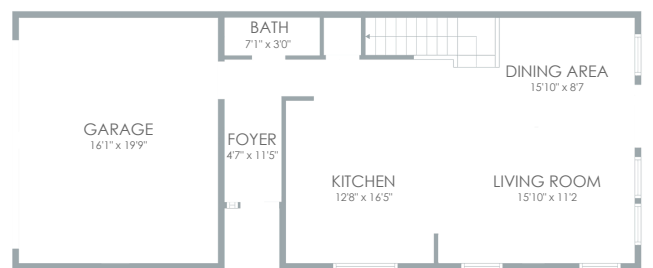


FIRST FLOOR

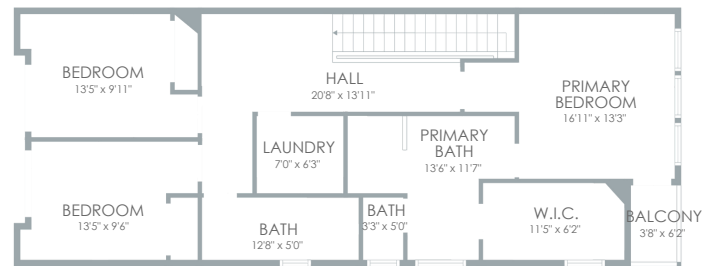


SECOND FLOOR

### 1917 WEST ST.



FIRST FLOOR



SECOND FLOOR

# ADDRESSES

- 1913 + 1917 West St, Houston Tx 77026

# SPECS

- **Architectural Design:** Curated by **Maze Residential Design**, blending modern aesthetics with functional elegance.
- **Plumbing:** **PEX piping** installed for superior flexibility and durability, minimizing risk of bursts from expansion and contraction.
- **Flooring:** Premium **White Oak Luxury Vinyl Flooring** for a warm, timeless look with the durability of modern materials.
- **Custom Cabinetry:** All cabinetry crafted from **solid birch wood – no MDF or particle board –** featuring **soft-close gliders and hinges** for a refined finish.
- **Countertops & Backsplash:** Sleek **Quartz countertops** throughout the home, complemented by a **full quartz backsplash** in the kitchen for a seamless, high-end look.
- **Stair Design:** Elegant **custom stair railings** (\$3,500) elevate the home's architectural detail.
- **Primary Closets:** Built-in **custom cabinetry** in primary bedroom closets (\$3,500) designed for style and function.
- **Doors:** Impressive **8-foot interior doors** throughout the home add a grand and open feel.
- **Outdoor Space:** **Private fenced backyard** with **sod grass** and a **covered patio**, ideal for entertaining or relaxing outdoors.
- **Security:** **Custom wrought iron front entry gates** (\$2,500) offer both security and striking curb appeal.
- **Driveway:** **Private driveways** ensure easy access and added privacy.
- **Living Layout:** Spacious **first-floor open-concept living**, ideal for hosting and everyday comfort.
- **Bedrooms & Flex Space:** **Three bedrooms plus a versatile 8' x 10' flex space** perfect for an office, or gym.
- **Appliances:** Modern **stainless steel appliance package** included (microwave/dishwasher/stove)
- **Primary Suite Balcony:** Step onto your private balcony off the primary suite and enjoy **breathtaking views of the Houston skyline.**
- **Location:** Minutes from **Downtown Houston, Discovery Green, Daikin Park, Buffalo Bayou Park, Allen Parkway, East River Development, and nearby golf courses**



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