

2505 Briar Ridge Dr #50, Houston TX 77057

- Home is WELL MAINTAINED + CARED FOR
- 1,640 sf home (per HCAD) - 2 beds / 2.5 baths
- Parking - 1 car garage + 1 covered carport
- Additional street parking right in front of the home – **CONVENIENT FOR GUESTS!**
- NEW ROOF – 1 year old – **GREAT FEATURE!**
- French doors leading out to PRIVATE + COVERED patio – protects from sun + rain, allows better usage of this space! – **GREAT FEATURE!**
- Thoughtfully updated in 2021 (by previous owner)
 - o PEX plumbing
 - o Quartz counters (kitchen, secondary bath), marble counters (primary bath)
 - o Replaced bathroom vanities, updated tiles in both baths
 - o Updated light fixtures + recessed cans throughout
- Living Room
 - o LARGE space – 21 x 19 – allows for varied furniture arrangement options
 - o GAS fireplace
 - o South wall freshly painted – sizeable wall – great for hanging art, wallpaper feature!
- Kitchen
 - o Stainless-steel appliances – fridge, washer, dryer, beverage fridge will convey
 - o Large island with plenty of storage / serving area
 - o Walk-in pantry with open shelves + cabinets – **GREAT STORAGE!**
- IN-UNIT Washer / Dryer – **GREAT FEATURE!** (Some units have w/d in the garage)
- Bedrooms - LARGE rooms + MANY closets in both rooms – **GREAT STORAGE!**
- Engineered floors / tile throughout. Carpets in the bedrooms
- Window treatments (blinds / shades) throughout the home
- Furnace inspected annually – **Ask for 2025 receipt!**
- NOT in floodplain
- HOA - \$476.50/month (\$149.80 is insurance – verify coverage with HOA)
 - o water, sewer, trash, common grounds, building exterior, insurance, recreational facilities (nicely maintained community with a pool)
- Minutes to The Galleria, Uptown Park, Memorial Park, Whole Foods, Trader Joe's + H-E-B
- Easy access to Westheimer, 610, 59 + Westpark Tollway