

COMPASS

MONTROSE

306 Fargo Street

3 BD 2 BA 2535 SF



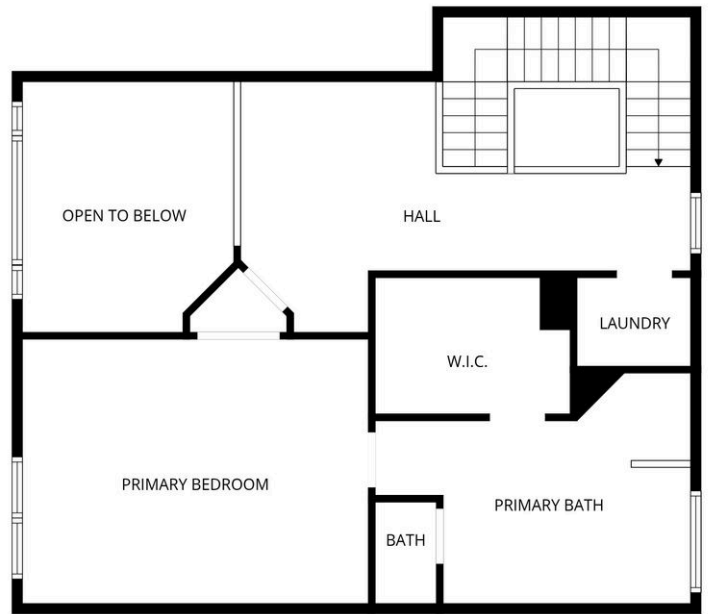
Features

306 Fargo Street
Houston, Texas 77006

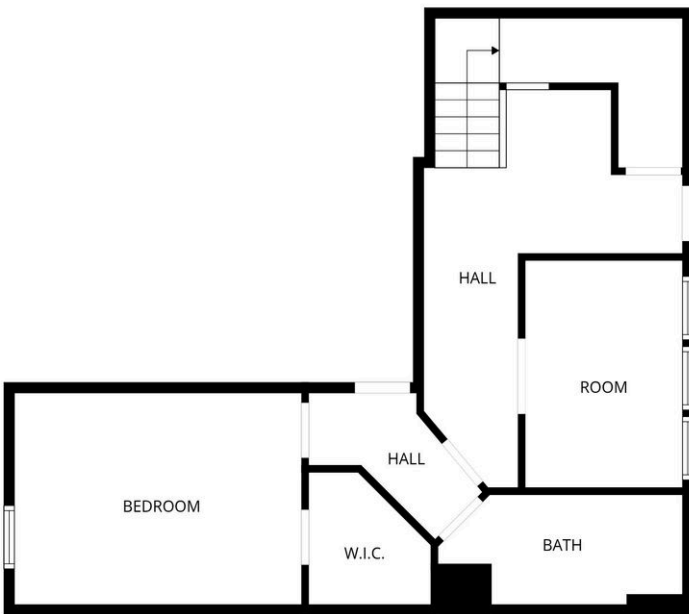
- **Dramatic Two-Story Living Room** – A wall of oversized windows stretches across two stories, filling the living space with incredible natural light and creating an airy, architectural focal point that feels both open and inviting.
- **New Double-Pane Windows** – All single-pane windows have been replaced with energy-efficient vinyl double-pane windows, helping improve comfort, reduce outside noise, and enhance overall efficiency.
- **Updated HVAC System (2025)** – Recently replaced air conditioning and heating systems provide peace of mind and modern performance for year-round comfort.
- **Flexible 2–3 Bedroom Floor Plan** – Designed for today’s lifestyle, the layout offers multiple flex spaces ideal for a home office, guest suite, gym, media room, or second living area.
- **First-Floor Guest Suite or Office** – The private first-floor room with a walk-in closet and adjacent full bath creates the perfect setup for visitors or a dedicated work-from-home space.
- **Open Concept Main Living Area** – The kitchen, dining, and living spaces flow seamlessly together, making the home ideal for entertaining or everyday living.
- **Granite Kitchen with Stainless Appliances** – The kitchen features granite countertops, gas cooking, stainless steel appliances, abundant prep space, and easy connection to the dining room.
- **Spa-Inspired Primary Bathroom** – The spacious primary suite includes double vanities, a whirlpool soaking tub, separate shower, private water closet, and a large walk-in closet for a true retreat feel.
- **Additional Third-Floor Flex Space** – The third-floor landing creates the perfect bonus area for a reading nook, lounge, second office, or workout space.
- **Hardwood Flooring & No Carpet** – Hardwood floors throughout the second and third levels provide warmth, style, and low-maintenance living with no carpet anywhere in the home.
- **High Ceilings Throughout** – Tall ceilings enhance the sense of space and allow natural light to move beautifully throughout the home.
- **Gas Log Fireplace** – A cozy fireplace anchors the living room and adds warmth and ambiance to the modern open-concept design.
- **Tankless Water Heater** – Enjoy energy efficiency and endless hot water with the upgraded tankless water heater system.
- **LED Lighting & Designer Finishes** – Updated LED lighting, designer paint selections, and modern fixtures give the home a fresh, polished aesthetic.
- **Attached Two-Car Garage** – Rare for the area, the attached garage offers secure parking plus additional storage space and everyday convenience.

Floorplan

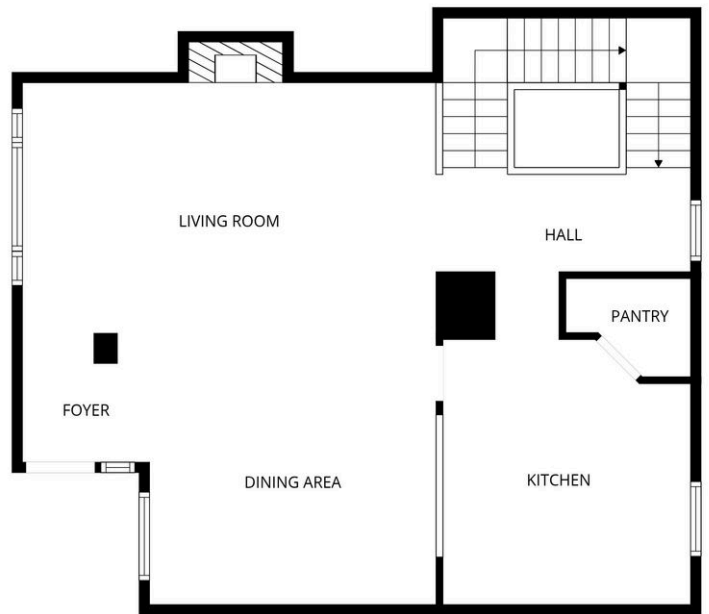
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3rd floor



1st floor



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Seller Insights

306 Fargo Street
Houston, Texas 77006

We've asked the sellers a few questions to get to know their community...

How would you describe the area, and what it's like living here?

Friendly! There is a lot to do and the neighborhood is very friendly.

What has been your favorite thing about living in this community?

I love being so close to so many things. I am less than a mile from the Buffalo Bayou trails, which are great for running, walking and biking. There are also events on Allen Parkway (parades, marathons) that are fun to watch and close by without being inconvenient for driving around. I like being able to walk to workout classes or to grab coffee/breakfast and being close to downtown, EaDo, the Heights, and Rice Village by car.

What are your favorite places to eat, shop, visit in the neighborhood?

Walking distance: Cuchara & Cucharita, 787 Coffee, Boheme, Jethro's Cocktail Lounge, Montrose Collective (Leemoo, solidcore, La La Land, Okto, etc.).

Also walking distance from Buffalo Bayou trails!

Other great nearby restaurants and coffee shops are Katami, ChopnBlok, La Sicilia, and Pavón.

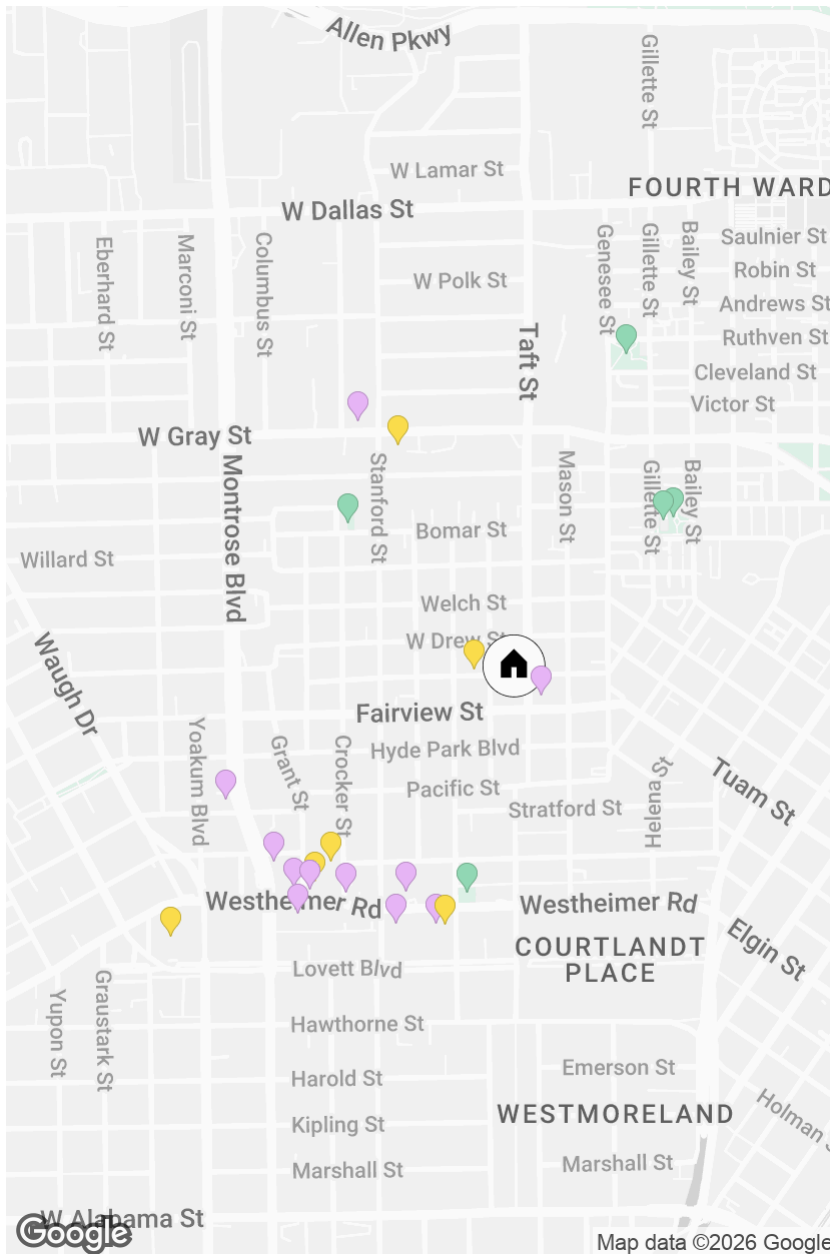
What else can you share with future buyers?

This is a great area to spend time in, but it's also easy to get elsewhere in Houston from here. I've loved it here and hope the next owners do as well!

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Fairview

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RESTAURANTS

- Cuchara, 0.05mi
- Traveler's Table, 0.32mi
- ChòpnBlòk, 0.35mi
- Katz's, 0.36mi
- Marmo, 0.39mi
- The Burger Joint, 0.40mi
- Uchi, 0.40mi
- Niko Niko's, 0.41mi
- Citizen of Montrose - Restaurant, Bar & Cafe, 0.42mi
- BB's Tex-Orleans, 0.36mi
- Pink's Pizza, 0.37mi

PARKS

- West Webster Dog Park, 0.27mi

- West Webster Street Park, 0.28mi
- Shiffick (Peggy H.) Park, 0.28mi
- Avondale Promenade Park, 0.30mi
- Wiley Park, 0.43mi

GYMS

- CrossFit Live Oak, 0.05mi
- FS8 Montrose, 0.32mi
- The Bar Method Houston - Montrose, 0.34mi
- [solidcore] Montrose, 0.35mi
- The Studio BE | Montrose, 0.38mi
- Revival Pilates, 0.56mi