

# FEATURE SUMMARY



## DUPLEX

3 BD 2 BA 2012 SF

3407 Avenue L  
Galveston, Texas 77550

**KB** KRISTI BUEHRING  
COMPASS

## KEY DETAILS

- duplex
- 2 bedroom/1 bathroom upstairs
- 1 bedroom/1 bathroom downstairs
- assumable mortgage at 3.75% (for qualified buyers)
- fully updated, well maintained, turn key and move in ready
- located on a fully gated lot
- fully furnished
- located with quick access to the beach, downtown, and UTMB
- hardwood floors
- high ceilings
- tastefully updated interiors with appealing finishes
- home features a double balcony, one for each unit
- washer/dryer both upstairs and downstairs
- off street parking
- cedar storm shutters
- new HVAC (2022 and 2025)
- downstairs has new Solar Panels w/ Tesla backup battery
- gorgeous new landscaping
- windows fully functioning in great condition
- new electrical downstairs
- outdoor garden shed
- whole house water softener
- new high end decorative mail boxes
- smart lights on porches, controlled by app
- smart thermostats
- two locking gates with keys, home is fully enclosed with new fence
- drip system installed for landscaping
- annual insurance costs:
  - flood- \$925, wind- \$1,800, homeowners- \$2,200
- could be remodeled to combine units

3407 Ave L  
Floor 1



3409 Ave L  
Floor 2



**Kristi Buehring**  
REAL ESTATE ADVISOR  
M: 713.480.3042  
kristi.buehring@compass.com  
kristibuehring.com

