



Medical Center

2058 Fannin Station N

3/4 BD 4.1 BA 3,332 SF 1,861 SF LOT



Beautifully updated corner home in gated Fannin Station offering lock-&-leave convenience just minutes from the Med Center, Downtown, NRG & Galleria. Light-filled open floor plan features soaring ceilings, expansive living & dining spaces, balconies off living room & primary suite, plus a rooftop terrace with sweeping Downtown & NRG views. Updated kitchen with quartz countertops, new backsplash, Bosch stainless steel appliances, large island seating & seamless flow into the dining and living area with fireplace & quartz surround. Flexible 3–4 bedroom layout with private en-suites throughout, including first-floor guest suite & versatile fourth-floor game room/bedroom with office nook & oversized closets. Spacious primary retreat with fireplace, balcony access, spa-like bath & large walk-in closet. Additional highlights include wood flooring, abundant storage, portable generator hookup & attached 2-car garage. Residents enjoy lakes, walking trails, pool & 24-hour gated security with night guard.



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2058 Fannin Station N

COMPASS

Features & Amenities



House Overview

Bedrooms	3/4
Baths	4 Full +1 Half Bath
Square Feet	3,332 per Seller
Lot Size	1,861 per HCAD
Year Built	2014 per HCAD
Garage	2 Car Attached
Neighborhood	Medical Center Area

OVERALL

- Located in prestigious gated community with overnight guard
- Corner unit with great light
- Easy lock and leave
- Portable generator hookup
- Updated kitchen, 2024
- New evaporator coil, 2023
- Surge protector, 2023
- Close proximity to medical center, downtown and Galleria
- Walking paths
- Beautiful lake located in the middle of the community
- Community pool
- Each bedroom has ensuite bathroom with large walk-in closets
- Large rooftop terrace with views of downtown and NRG stadium
- HOA Fee: \$3,300/year covers pool, common grounds, gate & guard, trash and sewer

FRONT EXTERIOR

- Beautiful bricked curbed appeal
- Corner unit
- Landscaped front yard

- Automatic sprinkler for the landscaping
- Two car attached garage with added epoxy flooring

ENTRY

- Tile flooring
- Recessed lighting
- French doors open to secondary bedroom #1

LIVING ROOM

- Open floorplan with dining and kitchen, ideal for entertaining
- Tall 12 foot ceilings
- Two walls of windows with blinds
- Open, airy feel
- Real hardwood floors
- New quartz surrounding gas log fireplace with wood mantle
- Recessed can lighting
- Art light over fireplace
- Wide crown molding + tall baseboards
- Ceiling fan
- French doors lead to balcony space

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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Features & Amenities

FORMAL DINING ROOM

- Open floor plan with living and dining
- 3 large windows with blinds
- Arched detail between dining and living

KITCHEN

- Chef's kitchen updated 2024
- New quartz countertops
- New subway tile backsplash
- New sink and new faucet
- New soap dispenser
- New glass cleaner
- Large island with breakfast bar seating
- Under cabinet lighting
- Ample storage cabinets
- Large walk in pantry with built in spice rack on the door
- Stainless steel appliances:
 - Bosch oven + gas cooktop
 - Bosch built in microwave
 - Bosch dishwasher

POWDER ROOM

- Conveniently located on the 2nd floor between main living areas
- Wood flooring
- Pedestal sink with brushed nickel faucet
- Window with blinds for natural light

PRIMARY SUITE

- Spacious primary suite with room for king size bed and additional furniture
- Gas log fireplace with stone surround
- Plush carpet
- Ceiling fan
- Tons of windows bringing in natural light
- Crown molding + recessed lighting

- Double doors leading to private balcony
- Large walk in closet with built-ins

PRIMARY BATHROOM

- Stone countertops
- Dual sink vanity
- Dark wood cabinetry with ample drawer and cabinet storage
- Framed vanity mirrors
- Brushed nickel fixtures
- Large soaking tub positioned beneath a window
- Separate glass enclosed shower with built in shelving
- Neutral tile surround at tub and shower
- High ceilings with recessed lighting
- Private water closet

SECONDARY BEDROOM #1

- Large bedroom located on the 1st floor- could be used as a home office, guest suite, playroom, etc
- Perfect for guest suite as it's tucked away
- 3 large windows
- Ceiling fan
- Plush carpet
- Large walk in closet

ENSUITE BATHROOM

- Stone countertop
- Undermount sink with brushed nickel faucet
- Framed vanity mirror
- Window with blinds for natural light
- Arched detail above shower
- Tub/shower combination with tile surround

Features & Amenities

SECONDARY BEDROOM #2

- Located on the third floor
- Conveniently located next to the laundry room
- Plush carpeting
- Ceiling fan
- Recessed lighting
- Two large windows
- Large walk in closet
- ENSUITE BATHROOM
 - Stone countertop
 - Undermount sink with brushed nickel faucet
 - Framed vanity mirror
 - White cabinetry with storage
 - Tub/shower combination with arched ceiling detail

GAMEROOM

- Located on the fourth floor
- Direct access to rooftop deck
- Wall of large windows
- Two large closets
- Direct access to full bathroom with tub/shower combination
- Could be used as a media room, play room, or extra flex space depending on your needs

UTILITY ROOM

- Located on the third floor in between primary and secondary bedroom #2
- Hanging rod
- Washer/dryer hookups