

WHY THIS HOME STANDS OUT

1049 W 22nd St Unit I

Helping buyers make informed decisions with greater transparency.

- 🏠 **WELL MAINTAINED** — Recent preparation includes refinished hardwood floors, new water heater, new primary bedroom carpet and paint touch-ups, providing a fresh, move-in-ready presentation.
- 🏠 **DESIGNED FOR THE WAY YOU LIVE** — Three levels provide distinct living spaces, including a first-floor bedroom with private bath and a third-floor flex area with built-in bookshelves and wet bar.
- 🏠 **ARCHITECTURAL CHARACTER** — Soaring two-story ceilings, abundant natural light and refinished hardwood floors create a distinctive second-floor living and dining space.
- 🏠 **LOCATION & LIFESTYLE** — Gated living in the Heights provides convenient access to neighborhood dining, shopping, trails and Downtown Houston.