

SMART BUYER GUIDE

LIFESTYLE & COMMUNITY

1049 W 22nd St Unit I

Helping buyers make informed decisions with greater transparency.

THE HEIGHTS LIFESTYLE

- **Dining & Coffee:** Restaurants, coffee shops, bars and neighborhood gathering places are a major part of the Heights lifestyle.
- **Shopping & Entertainment:** 19th Street, Heights Mercantile and M-K-T offer boutiques, dining, entertainment and local businesses.

LOCATION, ACCESS & RECREATION

- **Downtown Access:** Inner-Loop location provides convenient access to Downtown Houston and other central destinations.
- **Trails & Green Space:** Nearby Heights Boulevard and the Heights Hike & Bike Trail support walking, running and cycling.
- **Everyday Convenience:** Grocery, retail, restaurants and services are readily available throughout the surrounding Heights area.
- **Neighborhood Destinations:** 19th Street, White Oak Drive, Heights Mercantile and M-K-T provide nearby options for dining, shopping and recreation.

GATED TOWNHOME COMMUNITY

- Controlled-access gated entrance
- Small townhome development with shared landscaped green space
- HOA-maintained common areas

SCHOOLS & COMMUNITY

- **Houston ISD:** Property is served by Houston Independent School District. Buyer to independently verify current attendance boundaries.
- **Heights Setting:** Inner-Loop neighborhood combining residential streets with dining, retail, trails and community destinations.