



DEVEAU
REALTY TEAM

1423 Knox Street | Rice Military



Jihye Deveau

2024 HBJ's Top 25 Agent

713.854.1097

Jihye.deveau@compass.com

Deveaurealtyteam.com



COMPASS

1423 Knox Street

AMENITIES LIST

PROPERTY OVERVIEW

- 2014 Built home in the heart of Rice Military < 1 mile from Memorial Park
- 3 bedrooms | 3.5 baths | Flex/Game Room (approximately 3,148 SF)

INTERIOR

- Open first-floor living with high ceilings and crown molding
- Wood and travertine flooring throughout
- Two staircases for convenient access between levels
- Spacious second-floor laundry near the primary retreat
- Third-floor game room off the covered rooftop terrace with flexible use

EXTERIOR

- Private courtyard and fenced outdoor space
- Covered loggia extends the main living area
- Third-floor covered rooftop terrace with gas connection
- Oversized attached two-car garage
- Additional parking and double-wide private driveway

COMFORT & EFFICIENCY

- Zoned, high-efficiency HVAC
- Tankless water heater
- Energy Star appliances and lighting
- Fire/smoke alarm and sprinkler system

LIVING & DINING

- Open first-floor plan connecting the living, dining and kitchen areas
- Approximately 21' x 23' living room with high ceilings and natural light
- French doors open to the covered loggia and private backyard
- Approximately 12' x 17' dining area for everyday meals and entertaining
- Wood flooring and crown molding throughout the main spaces

GOURMET KITCHEN

- Approximately 12' x 17' and open to the main living areas
- Granite counters, breakfast bar and generous storage
- Thermador appliances with six-burner gas range
- Beverage refrigerator and instant hot-water feature
- Soft-close cabinets and drawers

PRIMARY BEDROOM

- Second-floor bedroom measuring approximately 19' x 13'
- Floor-to-ceiling windows and abundant natural light
- Expansive walk-in closet
- Convenient same-level laundry room

RENOVATED PRIMARY BATHROOM

- Spa-inspired renovation with refined finishes
- Dual vanities with dedicated storage
- Separate shower and oversized soaking tub
- Direct connection to the walk-in closet

THIRD-FLOOR RETREAT

- Approximately 14' x 19' game room for media, office or lounge use
- Opens to a generous covered outdoor terrace
- Terrace includes a gas connection
- Approximately 18' x 19' bedroom with full bath

SECONDARY BEDROOMS

- Second-floor bedroom: approximately 12' x 14'
- Third-floor bedroom: approximately 18' x 19'
- Flexible arrangement for guests, office or multigenerational living

OUTDOOR LIVING

- Private courtyard and fenced outdoor space
- Covered first-floor loggia extends the living area
- Patio and terrace offer multiple entertaining spaces