

1114 E PECAN ST

Angleton, TX 77515

\$165,000

PRICE

4

BEDS

2

BATHS

1,430

HOME SF

11,813

LOT SF

Downtown Angleton. Stone exterior. Oversized lot. The expensive work is already done.

This is the kind of opportunity that does not come up often at this price point — a solid stone home in a walkable downtown location with ~\$50,000 already invested in the systems that matter most. Bring your finishing touches and make it yours.

SYSTEMS & STRUCTURE

- Brand-new roof (2025) — \$19,183, on file
- Foundation repaired — 26 piers, warranted
- New plumbing throughout
- Tankless water heater
- New HVAC system (2021)
- New flooring throughout
- New light fixtures — every room
- Fresh neutral paint throughout

FEATURES & LOCATION

- Granite kitchen counters with black appliances
- Fully tiled updated bath
- Converted garage adds bedroom, bath & laundry
- Mature hardwood trees
- 11,813 sq ft lot — oversized for downtown
- Large concrete parking pad in front
- Fully fenced yard
- Covered front porch
- Walkable to dining, retail & city services

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