

Property Features

1201 McDuffie Street, #212 | Houston, TX 77019

2

BEDROOMS

2.5

BATHS

1,300

SQ FT*

2

CAR GARAGE

KITCHEN & LIVING

- 2025 kitchen renovation opened a wall and enlarged the island with seating for approximately 3-4; new counters, sink, hardware and island outlets.
- New kitchen cabinets and appliances (2024); pantry storage optimized (2025).
- New flooring and electric fireplace (2024).
- Whole-house interior paint (2025), including cabinetry, doors and trim; updated hardware throughout.
- New dining and kitchen fixtures and updated or added first-floor recessed lights (2025).

COMFORT & EFFICIENCY

- New HVAC (2024); seller reports warranty is transferable.
- New air ducts and rerouted vents to improve airflow (2025).
- Attic re-insulated (2025) to reduce heat transfer into living areas.
- New front door with weatherproofing (2026).

BATHS & BEDROOMS

- Two walk-in closets in the primary bedroom; wood hanging rods updated in all closets.
- Half-bath storage improved (2025).
- Secondary tub replastered; shower tile updated in both full baths (2025).
- New bath fixtures and hardware, including faucets, showerheads and towel racks (2025).
- New mirrors and light fixtures in all three bathrooms (2025); custom rattan shades in both bedrooms (2026).

LAUNDRY, PATIO & GARAGE

- New washer and dryer (2025); dryer vent connection reworked for safety and performance.
- New bifold laundry doors for easier hallway access; hanging rod added.
- Patio decking and landscaping refreshed (2025).
- Garage is oversized relative to other units, per seller; 2025 storage racks stay.

COMMUNITY

- Quiet position within the gated complex, with a shaded patio, per seller.
- Community pool; convenient to River Oaks Shopping Center, Memorial Park and downtown Houston.

*Approximate square footage. Seller supplied improvement dates; buyer to verify details and warranty.