

3231 Allen Parkway, Unit 1216

COMPASS

Features & Amenities



House Overview

Bedrooms	2 bedrooms
Baths	2 full baths
Square Feet	1006, per HCAD
Year Built	1993, per HCAD
Parking	Detached garage/ 2 Parking Spots (Unassigned)
Neighborhood	Reata/River Oaks

OVERALL

- Wonderful lock & leave condo nestled within the desirable Reata at River Oaks community!
- **Recently extensively updated throughout, 2026**
- Double pane windows, 2016
- Freshly painted interior, summer 2026
- Water heater, 2023
- New LVP (luxury vinyl plank) floors, June 2026
- Newer furnace, May 2023
- Custom window coverings throughout
- Unit comes with 2 parking spots (not assigned spots) in covered parking garage - garage has controlled access
- Controlled-access community w/ security patrol from 10 PM–6 AM
- Fabulous community amenities including clubhouse, swimming pool, dog park, bike storage, fitness center & beautifully maintained grounds
- HOA managed by Midtown

Management Corporation: HOA dues of \$550/79/month includes common area landscaping, exterior maintenance, power washing & exterior painting, water and sewer, clubhouse, landscaping, building exterior/exterior insurance, limited access gate, security patrol from 10pm-6am daily, secure bike storage, recreational facilities, sewer, trash, roof, basic cable (buyer to verify)

- Individual homeowners are responsible for windows
- Convenient location next to hike&bike trails at Buffalo Bayou Park & Memorial Park
- Walking distance to TONS of shopping & dining at River Oaks Shopping Center, Whole Foods, Montrose and Upper Kirby
- Easy commute to Downtown, Med Center and the Galleria

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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FRONT EXTERIOR

- Located on the 2nd floor, conveniently situated as the first unit off the stair landing
- Covered entry w/ black paneled front door & exterior wall sconce
- Beautifully maintained community grounds w/ mature landscaping, palm trees & manicured greenery

ENTRY

- Welcoming entry w/ LVT flooring, crown molding & recessed lighting
- Opens to living room w/ convenient pass-through to kitchen
- Utility room located to the right of entry
- Secondary bathroom located to the left of entry
- Additional storage closet w/ built-in shelving

LIVING ROOM

- Spacious living room open to dining area, ideal for everyday living & entertaining
- LVT flooring, crown molding & ceiling fan w/ light
- Large sliding glass doors offering abundant natural light & access to private covered balcony
- Convenient access to primary & secondary bedrooms

BREAKFAST/DINING AREA

- Open to living room & conveniently located near kitchen; ideal for everyday living and entertaining

- Spacious dining area w/ room for dining table & additional furnishings
- Decorative pendant light fixture
- LVT flooring & crown molding

KITCHEN

- Beautifully updated kitchen ('26)
- Quartz countertops
- Subway tile backsplash
- New shaker-style cabinetry
- Soft-close drawers & cabinets w/ brushed nickel hardware
- Undercabinet lighting
- New stainless steel appliances (June '26) including Frigidaire electric range w/ single convection oven, Frigidaire built-in microwave & Bosch dishwasher
- Double-basin undermount stainless steel sink w/ gooseneck faucet
- Pass-through window overlooking living area w/ extended countertop
- LVT flooring
- Pantry closet w/ built-in shelving

PRIMARY SUITE

- Spacious primary bedroom w/ LVT flooring
- Three large windows w/ window shades offering abundant natural light
- New ceiling fan w/ light, June 2026
- Generous walk-in closet w/ extensive custom shelving, hanging rods & pull-out storage drawers
- En-suite primary bathroom

PRIMARY BATHROOM

- Updated bath, June 2026

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- New vanity w/ quartz countertop
- Newer Toto toilet, approx a few years old
- New vanity mirror w/ overhead lighting
- New tub/shower combination w/ tile surround & handheld showerhead
- Window providing natural light
- Built-in linen cabinet for additional storage

SECONDARY BEDROOM

- Spacious secondary bedroom w/ LVT flooring
- Three large windows offering abundant natural light w/window shades
- Modern ceiling fan w/ light fixture
- Walk-in closet w/ built-in shelving & hanging rods
- Convenient access to secondary bathroom
- Direct access to living room

SECONDARY BATHROOM

- Updated, 2024
- Located off entry w/ access to secondary bedroom
- Updated bath
- Vanity w/ marble-look countertop, undermount sink & ample cabinet storage
- LED lighted vanity mirror
- Walk-in shower w/ frameless sliding glass door, handheld showerhead, grab bars & hexagon tile flooring
- Decorative wallpaper accent wall behind vanity
- Linen closet w/ built-in shelving

UTILITY

- Full-size LG washer & dryer
- Built-in shelving for additional storage
- Electric & gas dryer connections
- LVT flooring

BALCONY

- Located off living room
- Private covered balcony accessible through sliding glass doors w/ screen
- Tile flooring w/ decorative exterior wall sconce & wrought iron railing
- Additional exterior storage closet w/ built-in shelving

INCLUSIONS

- Full-size LG washer & dryer

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