

2204 Huldý Street

COMPASS

Features & Amenities



House Overview

Bedrooms	3 bedrooms
Baths	3 full baths, 1 half bath
Square Feet	3,110, per builder
Lot Size	2,500, per builder
Year Built	2026, per Builder
Garage	2 Car attached
Neighborhood	River Oaks Shopping Area

OVERALL

- Built by Tanglwood Builders
- Located in a prime location in River Oaks Shopping Center area
- Minutes from TON of popular dining & shopping in River Oaks and Montrose
- Closes to hike/bike/jogging trails at Buffalo Bayou Park and Memorial Park
- Easy access to Downtown, Med Center, and Galleria area
- Home Warranty:
 - 1 year on all labor & materials
 - 5-10 years on HVAC
 - 30 years on roof
 - Appliances: buyer will want to get the extended warranty
- First floor living
- Private driveway
- ELEVATOR capable
- 10' first floor ceiling height
- No HOA!
- Foam insulation
- Quartz and marble countertops throughout

- Tankless water heater
- Artificial grass in the back and low maintenance landscaping in the front
- Engineered wood throughout (minus one bedroom w/ carpet)
- 3rd floor terrace
- FULGOR appliances
- LED Mirrors

FRONT EXTERIOR

- Private double-wide driveway
- Low-maintenance landscaping
- Attached 2-car garage
- Hadi-plank siding - no stucco!
- White gravel side yard with walkway pavers leading to front entry
- Large under-stair storage closet located in garage

BACK EXTERIOR

- Sliding glass doors provide direct access from the family room to the backyard
- Private, fully fenced backyard

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.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

2204 Huldy Street

COMPASS

Features & Amenities

- Low-maintenance artificial turf
- Space for outdoor seating, grilling & entertaining
- Natural light flows into the family room through expansive sliding glass doors

ENTRY

- Modern front entry door with frosted glass panels
- Tall glass sidelights flanking front door for natural light
- Staircase with decorative black metal railing
- Elevator-capable walk-in closets on all 3 floors, allowing for future elevator installation
- Recessed lighting
- Convenient access to powder bath
- Open entry leading into main living, dining & kitchen areas

DINING ROOM

- Open floor plan to kitchen & family room, creating a seamless flow for everyday living & entertaining
- Spacious dining area w/ room to accommodate a large dining table & furnishings
- 2 high privacy windows providing additional natural light
- Recessed lighting
- \$500 chandelier allowance for buyer to select their preferred fixture

KITCHEN

- Quartz countertops & backsplash
- Fulgor stainless steel appliance package featuring 4-burner gas

- range w/ convection oven, microwave & dishwasher
- Large quartz center island w/ oversized stainless steel sink & breakfast bar seating
- 3 contemporary black pendant lights above island
- Light wood colored cabinetry w/ sleek, modern flat-panel design
- Built-in upper cabinetry w/ electrical outlets below
- Vent hood with cover
- Recessed lighting
- Dedicated refrigerator space w/ overhead cabinetry
- Walk-in pantry

FAMILY ROOM

- Spacious family room, flows seamlessly into kitchen & dining area; ideal for every day living and entertaining
- Gas log fireplace with decorative beadboard surround
- Built-in cabinetry flank either side of fireplace with floating display shelves above
- Large sliding glass doors providing abundant natural light & access to backyard
- Modern black ceiling fan
- Recessed lighting
- High windows for additional natural light
- Generous wall space & flexible layout to accommodate large furnishings

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.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

2204 Huldry Street

COMPASS

Features & Amenities

PRIMARY SUITE

- Located on the 2nd floor
- 10' ceiling height
- Engineered wood flooring
- 3 large windows offering abundant natural light
- 2 additional high privacy windows
- Modern ceiling fan
- Recessed lighting
- Spacious room to accommodate large furnishings
- Massive walk-in closet located off entry hallway w/ built-in hanging, dresser drawers, & shelving
- Built-in desk/counter area with cabinetry & storage (plumbing available for future beverage refrigerator or sink -buyer to verify installation requirements)
- Recessed lighting

PRIMARY BATHROOM

- Spa-like primary bathroom w/sleek finishes
- Dedicated vanity space with marble countertop, sink, cabinetry & seating area below, & LED vanity mirror above
- 2nd vanity area w/ marble countertop, sink & ample counterspace
- Wood-toned cabinetry provides ample storage
- Walk-in shower w/frameless glass shower door, tile surround, decorative hexagon tile flooring, built-in shower bench, & soap niche
- Freestanding soaking tub w/ wall mounted faucet
- Large window natural light

- Private water closet
- Hidden push-to-open linen storage adjacent to shower & vanity
- Recessed lighting

SECONDARY BEDROOM #1

- Located on the 2nd floor towards front of home
- 10' ceiling height
- Plush carpet
- 4 windows offering abundant natural light
- Modern ceiling fan
- Recessed lighting
- Spacious room to accommodate large furnishings
- Walk-in closet w/ built-in dresser drawers, hanging rods & shelving

ENSUITE BATHROOM #1

- Ensuite bathroom for secondary bedroom #1
- Quartz countertop with integrated sink
- Light wood-toned vanity with storage
- Tub/shower combo w/ decorative tile surround & soap niche

SECONDARY BEDROOM #2

- Located on the 3rd floor
- Vaulted 12' ceiling
- 2 large windows offering abundant natural light
- Decorative ceiling accent beam
- Modern ceiling fan
- Recessed lighting
- Plush carpet flooring

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.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

2204 Huldry Street

COMPASS

Features & Amenities

- Spacious walk-in closet with built-in shelving, hanging rods & dresser drawers
- Electrical outlet in closet

ENSUITE BATHROOM #2

- Ensuite bathroom for secondary bedroom #2
- Access from 3rd floor hallway & secondary bedroom #2
- Quartz countertops
- Wood-toned vanity with storage
- Vanity mirror with overhead light
- Walk-in shower w/ frameless shower door, tile surround, built-in shower niche, & dark-toned shower floor tile
- Private water closet
- Recessed lighting

3RD FLOOR GAMEROOM / FLEX ROOM

- Spacious 3rd floor game room/flex room; could function as an optional 4th bedroom, home office or additional living space
- Soaring 12' vaulted ceiling with decorative ceiling beam
- Engineered wood flooring
- Expansive sliding glass doors open to covered 3rd floor terrace, offering indoor/outdoor living
- Large window offering abundant natural light
- Modern ceiling fan
- Recessed lighting
- Spacious room to accommodate large furnishings
- Electrical outlet on wall for future TV

3RD FLOOR COVERED PATIO

- Spacious covered patio accessed through sliding glass doors from the 3rd floor game room/flex room
- Soaring ceiling with modern ceiling fan
- Recessed lighting
- Oversized checkered pattern tile flooring
- White horizontal siding complemented by a striking black vertical slat accent wall
- Expansive openings offering elevated neighborhood & city views
- Retractable shades for added privacy, shade & weather protection
- Gas connection for potential outdoor grill
- Water connection
- Electrical outlets
- Ideal for outdoor lounging, entertaining & enjoying indoor/outdoor living

UTILITY ROOM

- Conveniently located on the 2nd floor with primary suite & secondary bedroom #1
- Gas & electric dryer connections
- Washer connections
- Quartz countertop with ample folding space
- Light wood-toned cabinetry with storage drawers
- Upper cabinets offering additional storage

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.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

2204 Huldý Street

COMPASS

Features & Amenities

POWDER BATH

- Conveniently located off the entry on the 1st floor
- Vanity with brass base

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.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070