2306 BEALL

HOME FEATURES & UPDATES

3	3.5	2,380
BEDROOMS	BATHROOMS	SQ. FT.

HOME HIGHLIGHTS

- Never flooded; outside the proposed 2026 FEMA revised floodplain
- No HOA or HOA dues
- Excellent sound insulation along the adjoining wall
- Welcoming three-story townhome with a flexible floor plan

FLOOR PLAN & LIVING SPACES

- All three bedrooms have private ensuite bathrooms; additional half bath
- Open second-floor living and dining area ideal for entertaining
- Flexible space for two dedicated home offices without using bedrooms
- First-floor guest bedroom with private bath
- Third-floor primary suite with room for a reading nook
- Additional third-floor study or secondary living area

KITCHEN & OUTDOOR LIVING

- Spacious kitchen with abundant cabinetry and walk-in pantry
- Stainless steel appliances, dark granite counters and dark cabinetry
- Kitchen exhaust fan vents directly outdoors
- New refrigerator in 2025
- Second-floor balcony with room for seating and a grill, plus outdoor storage

PRIMARY SUITE & GARAGE

- Primary bath with separate shower, jetted tub and walk-in closet
- Oversized two-car garage fits large vehicles, including a pickup truck, with extra storage

SYSTEMS & UPDATES

- Water heater replaced in 2023
- Interior HVAC/furnace unit replaced in 2020
- HVAC system fully cleaned in August 2026

NEIGHBORHOOD & LIFESTYLE

- Friendly, quiet block with neighbors who look out for each other
- Continuous sidewalks along 23rd Street from Ella to Durham
- Walk to Wright-Bembry Park, tennis and basketball courts, and playground
- Near H-E-B, Crisp, Tony’s, restaurants, bars and fitness studios on 19th and 20th Streets
- Convenient access to Loop 610 and I-45

Seller-provided information; buyers should independently verify details important to their purchase.