DEVEAU
REALTY TEAM

4418 Koehler Street, Unit C



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COMPASS

4418 Koehler Street, Unit C
AMENITIES LIST

PROPERTY OVERVIEW

- Contemporary/modern townhome (only one wall attached) across from West End Park
- Corner unit
- Approximately 2,366 sq. ft. of living space on an approximately 1,925 sq. ft. lot
- Three bedrooms, three full bathrooms and one powder room
- Home is located in no-blow zone
- Ample street guest parking available

GARAGE & PARKING

- Attached 2-car garage
- Bonus air conditioned storage room
- Additional 2 parking pad dedicated to the unit
- Epoxy floor

ROOFTOP DECK

- Spacious rooftop entertaining deck
- Outdoor kitchen with built-in grill
- Outdoor counter and cabinetry
- Open-air seating
- Downtown and skyline views

PRIVATE SIDE YARD

- Fenced artificial-turf
- Can be access from the driveway
- Sliding-glass-door access from the 1st floor bedroom
- Low-maintenance landscaping

LOCATION

- Across from neighborhood park
- Rice Military / Washington Corridor
- Convenient access to I-10 and I-610

LIVING

- Wood flooring throughout. No carpet!
- Recessed ceiling lights
- Large windows
- Exposed wood ceiling beam
- Open-concept layout
- Fireplace within adjoining open living/dining area
- Black metal stair railing and architectural details

DINING

- Wood flooring
- Designated dining area
- Large window with natural light
- Statement ceiling light
- Recessed lighting
- Open connection to living room and kitchen

KITCHEN

- Quartz countertops
- Generous counter workspace
- Dark wood-tone cabinetry
- Upper and lower storage
- Stainless steel refrigerator, gas range and microwave
- Large island with seating overhang

PRIMARY BEDROOM

- Wood flooring
- Large windows
- Recessed ceiling lights
- Private en-suite bathroom
- Huge walk-in closet with hanging rods, shelving and built-in drawers

PRIMARY BATHROOM

- Double-sink vanity
- Extended countertop
- Dark vanity cabinetry and framed mirrors
- Soaking tub with tile surround
- Separate glass-enclosed shower
- Tile flooring
- Wall-mounted light fixtures
- Natural light from bathroom window

SECONDARY BEDROOMS

- Bedroom 2: approx. 15 × 11 ft.
- Bedroom 3: approx. 12 × 11 ft.
- Windows for natural light
- One bedroom with sliding-glass-door access to turfed side yard
- One secondary bedroom separate from the other bedrooms

SECONDARY BATHROOMS & POWDER ROOM

- Full bathroom with tub/shower combination and tile surround
- Additional full bathroom with glass-enclosed tiled shower
- Vanity storage; contemporary fixtures
- Powder room with pedestal sink and mirror
- Three full bathrooms plus one powder room total

LAUNDRY & STORAGE

- Spacious utility/laundry room
- Built-in shelving and hanging space in primary closet
- Additional enclosed storage area

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