1519 SUTTON ST.

MIDTOWN | HOUSTON, TX





HOME HIGHLIGHTS

- **First-floor living** — no stairs to your main living space
- Functional layout lives like a two-story home with guest bedrooms on the third floor
- Versatile second-floor flex room — ideal for a home office, media room, or playroom
- Private balcony for outdoor enjoyment
- Private, turfed backyard — low-maintenance and perfect for pets or gardening
- No stucco exterior
- **Roof only 2 years old**
- **Refrigerator, washer & dryer included**
- Hard-surface flooring throughout — no carpet

PARKING

- Two private parking spaces — garage + driveway
- Two additional off-street guest parking spaces
- Ample street parking on a sidewalk-lined street with no through traffic

LOCATION & LIFESTYLE

- Just one block from a community playground and dog park
- Walkable to Midtown and Fairview dining & nightlife
- Only 2 miles to Downtown Houston