

903 Marshall - Montrose

For Sale - \$475,000
For Lease - \$2,500/mo.



Absolutely charming home on a corner lot one block away from Montrose Blvd. A well-maintained home, the beautiful hardwoods have recently been refinished and the home painted with neutral colors. Natural light throughout the home! The first floor has a very open living plan which leads to the outdoor entertaining area featuring a summer kitchen with a paved patio area. Plus you can cool off from the Texas heat, relaxing in your private pool with fountains and a hot tub. On cool nights, the pool can be heated.

Upstairs, the master bedroom is generous in size with lots of windows, three closets, a private balcony and its own bath room. The additional bedrooms are well-sized with good closet space. Above the two-car garage there are detached quarters with a full bath. It is the perfect spot for a home office, workout room or guest bedroom. The home was originally built in 1915 and was updated in 1983. The owner replaced the roof in '09. Conveniently located in historic Montrose, this home is minutes from St. Thomas University, Downtown and the Texas Med Center.

Roger Martin Properties • 6115-A Edloe Street • West University, Texas 77005

Toll-Free 800.246.9300 • Tel 713.661.2300 • Fax 713.661.2354

No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to suitability, useability, feasibility, merchantability or condition of any property described herein.

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Den



Master



ADDITIONAL INFORMATION

CITY:	Houston	STYLE:	Traditional
KEY MAP:	493S	OVEN:	Electric
MLS#:	40015644	RANGE:	Gas
SQ. FT. :	1982 *APPDIST	MICROWAVE:	Yes
LOT:	7800 *APPDIST	DISHWASHER:	Yes
BEDROOMS:	3 or 4	A/C:	Central Electric
FULL BATHS:	3	HEAT:	Central Gas
HALF BATHS:	1	STORY:	2
GARAGE:	2/Detached	YEAR BUILT:	1915 *APPDIST
SCHOOLS*:	Wilson, Gregory/Lincoln, Lamar		

**School info is subject to change. Buyers should independently verify*

ROOM DIMENSIONS

KITCHEN:	17' x 15'	DEN:	15' x 15'
LIVING:	13' x 12'	MASTER:	19' x 13'
DINING:	13' x 12'	BEDRM 2:	13' x 11'
		BEDRM 3:	9' x 9'

Listing Agent: Roger Martin
Office: 713-661-2300

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