

2805 Sunset - West U.

\$574,000



This charming West U home was originally built in 1939 and has four bedrooms and two full baths! The kitchen is updated with granite counters, island, and stainless Viking six-burner gas stove and oven. The formal living, dining and den areas are generous in size and have tall windows for lots of natural light. The den features pegged hardwood floors. This smart floor plan makes entertaining effortless! Upstairs, the bedrooms (some with hardwood floors) are light and bright. You will love the new garage completed in 2008 which includes a second-story bonus room. This is a wonderful opportunity for a growing family or anyone wishing to plant roots in West University Place!

CITY: West University
 KEY MAP: 532b
 MLS#: 10856844
 SQ. FT. : 2062 *APPDIST
 LOT: 6300 *APPDIST
 BEDROOMS: 4
 FULL BATHS: 2
 GARAGE: 2/Detached
 SCHOOLS: West U, Pershing, Lamar

STYLE: Traditional
 ROOF: Composition
 FNDRN : Other
 OVEN: Gas Oven
 RANGE: gas Range
 MICROWAVE: Yes
 A/C: Central Electric
 HEAT: Central Gas
 STORY: 2
 YEAR BUILT: 1939 *APPDIST

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

LISTING AGENT: Roger Martin

DEN: 11' x 20'	MASTER: 14' x 14'
DINING: 11' x 12'	BEDRM 2: 14' x 11'
KITCHEN: 12' x 16'	BEDRM 3: 8' x 13'
LIVING: 14' x 19'	BEDRM 4: 9' x 8'
	GARAGE: 30' x 22'



Roger Martin

A native Texan and a graduate of the University of Texas, Roger began his real estate career in Austin. He moved to Houston in 1982 and gained knowledge of the Houston market, and of West U area in particular, by working with several large real estate firms. In 1989 he ventured out on his own and opened Roger Martin Properties. Since the beginning, Roger has remained faithful to the firm's mission - to offer personalized and highly professional service. Roger believes that part of this goal is to educate both buyers and sellers about the market by giving them enough information to be comfortable with their decision. He says, "Statistics are an indicator, not an absolute, which makes real estate both an art and a science. There's a lot that goes into the decision to buy and sell, and a good agent helps clients sift through information."

Recent Compliments:
Babara M. said...

"The knowledge Roger Martin Properties brings to the sale or purchase of a new home or property is only part of the picture. I was most thankful for the integrity of each and every person associated with your group, but also, with the true caring and kindness with which I was treated."

Mary Jo and Howell W. said...

"We would like to thank you for your extraordinary help with the sale of our home. Your professionalism was exemplary. You were on top of any problems or concerns that would arise and made the entire process a joy."

Sigrid S. said...

"If you live or want to live in West University Place, Roger Martin Properties is your best brokerage choice by far. Roger Martin and his company make selling a house a good experience. They are a full service brokerage from aesthetic nudges to schlepping the boys to the orthodontist even as the movers appear at the door. There are no panics, no impossibilities. The agents and staff are prompt, proactive and smart. They do things right. Roger Martin Properties is Zen Brokerage! They focus on one area and they do it peacefully and wonderfully."