



## 2806 KIPLING ST, HOUSTON, TX 77098, USA

<https://test.houston-re.com>



Location! Location! Location! 4 bedroom, 4 1/2 bath smart home in Upper Kirby/River Oaks. Remodeled down to studs with new electrical, plumbing, HVA/C, level 5 drywall finish, all new lighting and plumbing fixtures with hardwood flooring on 2nd and 3rd floor and wood-like tile on 1st floor. 4 bdrms w/4 full baths. Kitchen has smart [...]

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### Rooms & Units Description



**Property title:** 2806 Kipling Houston Texas 77098

**Room Description:** 1 Living Area,Den,Family Room,Formal Living,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Living Area - 2nd Floor,Loft,Sun Room

**Bed Room Description:** 2 Primary Bedrooms,All Bedrooms Up,En-Suite Bath,Primary Bed - 3rd Floor,Primary Bed - 4th Floor,Sitting Area,Walk-In Closet

**Room Count:** 11

**Beds Max:** 4

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Jetted Tub,Secondary Bath(s): Separate Shower,Two Primary Baths,Vanity Area

**Key Map:** 492U

**Original List Price:** 675000.00

**Vac Rental:** Allowed

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## Property Details

**Parcel Number:** 064-017-001-0007

**Lot Dimention:** 25x50

**List Type:** Exclusive Right to Sell/Lease

**Acres Desciption:** 0 Up To 1/4 Acre

**Stories:** 3

**Ownership:** Full Ownership

**Lot Description:** Cleared,Other

**Style:** Colonial,Contemporary/Modern,Other Style

**Price Sq Ft List:** 222.55

**Dwelling Type:** Free Standing

**Floors:** Engineered Wood,Stone,Tile,Wood

**Restrictions:** No Restrictions, No Restrictions

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## Property Features



**Exterior:** Balcony,Exterior Gas Connection,Greenhouse,Private Driveway,Rooftop Deck,Side Yard,Spa/Hot Tub

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Fireplace Description:** Wood Burning Fireplace

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,North/South Exposure,Other Energy Features,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

**Oven Type:** Convection Oven,Electric Oven

**Washer Dryer:** 1

**Countertops:** Quartz

**Siding:** Brick,Cement Board,Stone,Synthetic Stucco

**Interior:** 2 Staircases,Atrium,Balcony,Crown Molding,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Spa/Hot Tub,Wet Bar,Wired for Sound

**Foundation:** Pier & Beam,Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pot Filler,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Public Water

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 2.2019

**Tax Year:** 2022

**Tax Amount:** 9826

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## Basics

**Baths Full:** 4

**Year Built Src:** Appraisal District

**Baths Half:** 1

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## Location Details



**Area:** 16

**School District:** 27 - Houston

**School Elementary:** POE  
ELEMENTARY SCHOOL

**School High:** LAMAR HIGH  
SCHOOL (HOUSTON)

**Geo Market Area:** Upper Kirby

**Zip:** 77098

**County Or Parish:** Harris

**Directions:** Enter from Kirby onto Kipling and proceed west to 2806. Or enter off Westheimer on Virginia make right and proceed west to 2806. Home is between Virginia and Ferndale on Kipling which is 1 block south of Westheimer in Upper Kirby.

**School Middle:** LANIER MIDDLE SCHOOL

**Subdivision:** Kerrs Ferndale

**State:** Texas

**City:** Houston

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## Miscellaneous

**Annual Maint Desc:** No

**Disclosures:** Other Disclosures,Owner/Agent,Sellers Disclosure

**Finance Available:** Cash Sale,Conventional,Investor,VA

**Legal:** TR 7A BLK 1 KERRS FERNDALE

**Realist Block:** No Restrictions

**Disposal:** 1

**Range Type:** Gas Cooktop

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## Courtesy of

**List Office Name:** Crown Eagle Realty

