

HOW THIS HOME COMPARES

2320 Gramercy Street

Old Braeswood · Houston, TX 77030 · MLS #2520656 · 0.5 mile to TMC & Rice University

\$1,285,000 OFFERED AT	\$365 PER SQ. FT.	3,511 LIVING SF	8,610 LOT SF	\$460K RENOVATIONS
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A fully-renovated 5-bedroom 3,500+ SF single-family home in the prime Old Braeswood neighborhood— a segment with almost no comparable inventory in this radius. At \$365/SF it is priced below every renovated comparable in the area, with a larger lot and a deeper, more recent renovation than nearby alternatives.

Comparable Homes Within ~1 Mile

HOME	AREA	BR/BA	SF	STATUS	PRICE	\$/SF
★ 2320 Gramercy (this home)	Old Braeswood	5/3	3,511	Offered	\$1,285,000	\$365
7516 Morningside	Old Braeswood	5/3	3,964	Active	\$1,695,000	\$427
2038 Mcclendon	Southgate	3/2	2,240	Active	\$1,125,000	\$502
2402 Mcclendon — small 5400 lot	Southgate	4/4.5	4,154	Active	\$1,599,000	\$385
2023 Southgate	Southgate	3/4	3,440	Active	\$1,300,000	\$378
2008 Dryden — small 5700 lot	Southgate	3/2.5	2,532	Active	\$1,400,000	\$553
BROADER-AREA — WEST UNIVERSITY PLACE (77005), WITHIN ~1 MILE						
6111 Wakeforest	West U	4/2.5	2,414	Active	\$1,349,000	\$558
2601 Talbott — noisy street, small lot	West U	4/3.5	4,088	Active	\$1,595,000	\$390
3131 Rice Blvd	West U	4/3.5	3,275	Active	\$1,795,000	\$548
6130 Annapolis	West U	4/3.5	3,230	Pending	\$1,450,000	\$449
2622 Tangle	West U	4/3.5	3,870	Pending	\$1,649,000	\$425

\$365 / SF — renovated homes around you list at **\$378–\$558 per square foot**. This home offers large lot, full renovation, and within a serene neighborhood, yet sits at the **bottom of the per-foot range**.

\$480K Fully Remodeled Renovation — kitchens, beds, bath, roof, HVAC, plumbing, electrical, driveway, and more	Oversized Gourmet Kitchen Extra-large U-shape counter, Premium appliances, wine cellar/bar	Spa-like Master Bath Two-person jetted Jacuzzi, Extra-large walk-in shower, dual Hollywood vanities	Upper 2 New Beds with Living & 2nd Kitchen Ideal for office/study, kids, family, and prolonged guest living
Walk to TMC & Rice 0.5 Mile, or a 10-min walk to TMC & Rice	Vaulted Ceiling Spacious multi-functional living space	Covered Patio, Garden Large sports yard easy convertible to a pool, 2nd laundry in garage	Never Flooded Top Schools

Kevin · Owner

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Backyard is pool-ready; any pool shown in a rendering is a concept, not built. Comparable data compiled from HAR and public records, deemed reliable but not guaranteed; buyer to independently verify all figures. West University Place (77005) is a separate school district, shown for area context. This is not an appraisal.