



2320 GRAMERCY

MLS #2520656 · har.com/2520656

Modern comfort.
Old Braeswood soul.

5 bedrooms · 3 baths
3,511 SF · 8,610 SF lot

\$1,195,000



A FULLY REIMAGINED HOME IN PRIME OLD BRAESWOOD

Thoughtfully reimagined for modern living, this 5-bedroom, 3-bath residence blends timeless Old Braeswood character with a remarkably comprehensive renovation. Vaulted living spaces, a showpiece U-shaped kitchen, a spa-caliber primary bath, two private upstairs bedrooms with a second kitchen, and a generous outdoor entertaining setting create a home designed for both everyday ease and memorable gatherings.



INVESTMENT IN DETAIL

\$478K total invested

Kitchen & dining · \$127K
Primary bath · \$65K
Living / beds / baths · \$90K
Water/electric/smart home · \$73K
Floor / roof / HVAC · \$81K
Outdoor / driveway · \$56K

0.5 Mile to TMC & Rice	Oversized Gourmet Kitchen	Spa-like Master Bath	Upper 2 New Beds & 2 nd Kitchen
Vaulted Ceiling	Covered Patio, Garden	Never Flooded, Top Schools	1-Year Warranty

AN OWNER'S NOTE

2320 Gramercy

[Old Braeswood] · [Houston, TX 77030] · MLS #[2520656]

We're so glad you're here. Over the past few years we've thoughtfully updated this home — preserving what we loved about it and improving what mattered most. Below is a summary of those investments, intended as a useful reference. We are very confident that this house represents the BEST combination of value, quality, convenience, and environment, within the prime TMC/Rice/Braeswood neighborhood.

TOTAL INVESTED

\$478,000

across major updates

01 RECENT IMPROVEMENTS

Kitchen & Dining *[\$127K @2018/2025]*

Complete renovation — U-shaped ultra large countertops, custom cabinetry, elite appliances, upper 2nd kitchen

Living, Beds & Baths *[\$90K @2026]*

New upper bedrooms and living, new granite vanity/faucets, new tile, new LED lightings, freshly painted

Primary Bath *[\$65K @2026]*

New custom 2-person jetted jacuzzi with BT ceiling speaker, over-sized shower, 2 extra-large vanity, designer tile

Roof *[\$28K @2019]*

HVAC *[\$25K @2018-25]*

New high-efficiency system with smart thermostat

Electricity, Internet, Smart Devices

[\$45K @2020-26]

Updated power panel/wiring/sockets, wired high-speed network, whole-house Google smart devices

Flooring *[\$28K @2018/2026]*

New laminate downstairs, refinished hard-wood upstairs

PEX Plumbing *[\$28K @2025]*

New whole-house professional PEX-A plumbing

Outdoor Living *[\$24K @2018-26]*

New patio, landscaping, full irrigation system

Driveway *[\$32K @2025]*

Newly paved driveway and sports yard

02 HOME SPECIFICATIONS

BEDROOMS

5

BATHS

3

SQUARE FEET

3 5 1 1

LOT SIZE

8 6 1 0

CONNECT DIRECTLY

Kevin · Owner

832-554-7787 · flyshop678@gmail.com

