

# 509 W 22nd Street



**BED(S): 2 – BATH(S): 2.5 – SIZE: 1,960 SF – LOT SIZE: 3,275 SF – GENERIOUS BACKYARD**

## INTERIOR HIGHLIGHTS

- High ceilings, refinished wood floors, and abundant natural light
- Spacious living room with brick fireplace and French doors to the backyard
- Granite kitchen with stainless appliances, glass-front cabinetry, and wine chiller
- Primary suite with walk-in closet, dual sinks, jetted tub, and separate shower
- Upstairs loft with built-in desks for two
- Secondary bedroom with private bath

## OUTDOOR AMENITIES

- Oversized backyard with room for entertaining, play, pets, or gardening
- Adjustable pergola
- Covered patio for outdoor living
- Mature Eagleston holly trees and garden space
- Two-car garage with double-wide driveway
- Exclusions: potted plants, Traeger grill, shed

## UPDATES & UPGRADES

- 2026: New water heater
- 2025: Roof, dishwasher, and blinds
- 2024: Oven
- 2023: Interior HVAC blower
- 2022: Exterior A/C unit
- 2021: Refrigerator
- 2020: Floors refinished, interior paint, fireplace surround and mantel, microwave

## LOCATION HIGHLIGHTS

- Steps from the Heights Hike & Bike Trail to Downtown
- ~3 blocks to 19th Street shopping and dining
- <2 blocks to H-E-B
- Near Heights Boulevard, parks, and green spaces
- Surrounded by restaurants, coffee shops, and boutiques
- Easy access to Loop 610 and I-10
- Highly walkable Heights location

Interested in a showing?  
Contact Vincent today for more  
information.

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Please independently verify measurements and other listing info.