



Briargrove

2420 Tarrytown Mall, Unit 32

2 BD 1.1 BA 1394 SF



Enjoy a lock-and-leave lifestyle in the heart of Houston less than 2 miles from The Galleria and minutes away from top grocery stores & tons of shopping and dining options! This extensively updated home offers first-floor living with two spacious bedrooms upstairs, a private fenced patio & enclosed one-car garage. The light & bright interior features NEWER engineered wood flooring throughout (2020), NEW double-paned energy-efficient windows & cellular shades. Downstairs, a spacious living room flows into the formal dining room with a new light fixture. The updated kitchen features stainless steel appliances, granite countertops, soft-close cabinetry, breakfast bar & a walk-in pantry/utility room with excellent storage. Open to the kitchen is a charming breakfast space accented by a custom wood-paneled wall. An updated powder bath completes the first floor. Upstairs, find two generously sized bedrooms with great closet space and an updated full bath. Additional improvements include a 2019 HVAC system with digital Honeywell thermostats, newer patio door & fireproof/soundproof insulation along the shared wall. Storage is abundant with a downstairs coat closet, oversized pantry/utility room & large upstairs hall closet. Outside, enjoy your own private fenced patio plus a sparkling community pool just steps away. HOA includes exterior building maintenance, common grounds, lawn care, garbage service, insurance, courtesy patrol & recreational facilities. All of this in an incredibly convenient location near some of Houston's best shopping & dining, with easy access to major thoroughfares and public transportation.



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2420 Tarrytown Mall #32

COMPASS

Features & Amenities



House Overview

Bedrooms	2
Baths	1 Full +1 Half Bath
Square Feet	1,394 per HCAD
Year Built	1964 per HCAD
Garage	1 Car Detached
Neighborhood	Briargrove

OVERALL

- Lock and leave lifestyle in the middle of town!
- First floor living + 2 beds up
- 1 car garage + back patio
- New double paned energy efficient windows throughout
- New patio door
- Recent cellular pull down shades on all windows
- New fireproof/sound proof insulation in shared wall
- New engineered hardwood floors throughout, 2020
- New HVAC, 2019
- Digital Honeywell thermostats
- Updated kitchen and bathrooms
- Sparkling community pool just minutes away
- Great storage throughout with coat closet and walk in pantry/utility down + large hall closet upstairs
- HOA fee \$430 covers: pool maintenance/repairs, lawn and landscaping in common areas, concrete streets, sidewalks & walkways, exterior paint (doors, shutters, balconies), gutters, trash,

pest control in common areas. Insurance-exterior & structural including roof, exterior walls, foundations, structural frames, coverage extends to the studs.

- One block north of Westheimer, near shopping, dining, public transportation & <2 miles from the iconic Galleria.

FRONT EXTERIOR

- Brick exterior
- Large front facing windows with decorative shutters
- Charming green door with glass door cover
- Landscaped front entry surrounded by greenery
- Walk up access from the community courtyard
- New double paned windows

BACK EXTERIOR

- Private fenced in patio space
- Direct access from the kitchen

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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- Space for outdoor seating/ small dining setup
- Low maintenance outdoor space
- Perfect place to dine al fresco or for pets
- One car garage with spacious alleyway

LIVING ROOM

- Open floor plan with dining
- New engineered hardwoods throughout the home (no carpet), 2020
- Room for different furniture configurations
- Large window overlooking mature tree with cellular top down bottom up shades+ drapes

FORMAL DINING ROOM

- New light fixture
- Open to living room
- Room for artwork
- Conveniently located right next to the kitchen

KITCHEN

- Updated kitchen
- New soft- close cabinets
- New tile
- New granite countertops
- Peninsula island with breakfast bar seating
- LG Stainless steel dishwasher
- LG stainless steel electric range/ oven
- Double basin stainless steel sink
- Window overlooking patio with cellular shades

- Sliding barn door opens to large walk in pantry + washer/dryer hookups

BREAKFAST AREA

- Adjacent to kitchen
- Custom wood panel wall
- New door to access back patio with built in blinds
- Built in display/storage shelves

POWDER ROOM

- Conveniently located on the first floor for guests
- Medicine cabinet with storage and mirror

PRIMARY SUITE

- Located upstairs with secondary bed
- New engineered hardwood floors, 2020
- Large windows with cellular blackout shades + drapes
- Tree top views
- Ceiling fan/light fixture
- Room for King size bed
- Walk in closet + additional storage closet just outside

SECONDARY BEDROOM #1

- New floors, 2020
- Wall closet with bifold doors
- New mirrors on bifold closet
- Pull down black out shades + drapes
- Ceiling fan/light fixture

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GUEST BATHROOM

- Located upstairs in between the 2 bedrooms
- New tile floors
- Tile walls
- Vanity with storage
- Decorative mirror
- Vanity lights
- Built in storage/ linen cabinets
- Tub/shower combination

UTILITY ROOM

- Located just off of the kitchen
- Tile flooring
- Built in shelves for additional storage space
- Sliding barn door to access

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The
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