

# 1771 MICHIGAN STREET

Houston, Texas 77006 | Hyde Park / Montrose

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## PROPERTY FEATURES & RECENT UPGRADES

### RECENT UPGRADES

- New carpet in all carpeted areas
- Fresh interior paint throughout
- Beautifully maintained and move-in ready

### INTERIOR FEATURES

- Contemporary end-unit residence with clean architectural lines and abundant natural light
- Open-concept living, dining and kitchen spaces designed for entertaining
- Hardwood flooring throughout the main living areas
- Expansive windows and fireplace
- Spacious bedrooms, each with a private en-suite bath
- Primary suite with dual vanities, soaking tub and separate walk-in shower

### OUTDOOR & ENTERTAINING FEATURES

- Expansive private rooftop terrace with sleek glass railing
- Downtown Houston skyline views and beautiful sunset views
- Rare private fenced front yard with space for seating, pets or morning coffee
- Private gated entrance
- Multiple spaces for indoor-outdoor entertaining

### LOCATION & ADDITIONAL HIGHLIGHTS

- No HOA
- Located in the heart of Hyde Park / Montrose
- Steps from Cherryhurst Park and convenient to Buffalo Bayou
- Minutes from River Oaks Shopping Center, restaurants, shopping and entertainment
- Easy access to Downtown Houston, the Texas Medical Center and The Galleria
- Per Seller, property did not flood

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*Information is deemed reliable but not guaranteed and should be independently verified. Features and improvements are based on Seller-provided information.*