1601 S Shepherd Drive #280

RIVER OAKS GARDENS | IMPROVEMENTS & UPDATES



Extensively updated and move-in ready, this **2-bedroom, 2-bath** residence offers **1,020 sq. ft.** of comfortable living with numerous improvements to the home's finishes and major components.

REMODELED KITCHEN

White quartz countertops, refreshed cabinetry with new hardware, stylish backsplash, bamboo flooring, and new stainless-steel refrigerator, range, microwave and dishwasher.

BATHROOM IMPROVEMENTS - CIRCA 2015 & 2026

Both bathrooms have benefited from improvements completed circa 2015 and 2026, including refreshed finishes and fixtures.

NEW WINDOWS

Replaced windows throughout the unit provide an updated look and abundant natural light.

NEW CARPET & SUBFLOOR

New warm-neutral carpeting along with newly redone/replaced subflooring.

FRESH INTERIOR PAINT

Fresh Sherwin-Williams Alabaster paint creates a light, neutral backdrop throughout.

ELECTRICAL IMPROVEMENTS

Updated/replaced electrical panel plus additional electrical improvements, including work addressing the home's aluminum wiring.

NEW WATER HEATER

A new water heater is among the home's recent major-component improvements.

FIREPLACE IMPROVEMENTS

Stone surrounding the wood-burning fireplace was repaired/refreshed.

ADDITIONAL CARE

HVAC vents were cleaned, along with numerous smaller updates and finishing touches throughout the residence.

MOVE IN AND ENJOY.
Many of the major updates are already complete, offering low-maintenance living in River Oaks Gardens just steps from River Oaks Shopping Center, dining, shopping and entertainment.

$279,000 **Offered At**	**2 BEDROOMS** **2 Full Baths**	**1,020 SQ. FT.** **Second-Floor Condo**

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