Houston 15 Property Residential Portfolio

Property Specifications • 43 Total Bedrooms • 48.5 Total Bathrooms • 32,017 Total Sq. Ft. • 24,172 Total Lot Sq. Ft.

Interactive Map: Click here for a map of all properties.

Portfolio Overview & Quick Reference

#	Property Address	Submarket / ZIP	Type	Beds	Baths	Building SF	Lot SF
1	**1004 California St #402**	Montrose (77006)	Condo	2	2.5	1,481	N/A
2	**1208 W 17th St**	Heights (77008)	SFR	3	3.5	2,200	2,008
3	**1236 W 25th St #B**	Shady Acres / Heights (77008)	SFR	3	3.5	2,161	1,343
4	**1402 Missouri St #G**	Montrose (77006)	SFR	3	3.5	2,750	1,624
5	**1415 W 24th St #F**	Greater Heights (77008)	SFR	3	3.5	2,367	1,564
6	**2105 Couch St #B**	Shady Acres / Heights (77008)	SFR	3	3.5	2,081	1,766
7	**2618 Texas St**	East End / EaDo (77003)	SFR	3	3.5	2,224	1,464
8	**3602 Chenevert**	Midtown	SFR	3	3.5	1,890	2,400

#	Property Address	Submarket / ZIP	Type	Beds	Baths	Building SF	Lot SF
	St	(77004)					
9	**4313 Dickson St #A**	Rice Military (77007)	SFR	3	2.5	2,564	2,500
10	**4621 Maxie St**	Rice Military (77007)	SFR	3	3.5	2,323	1,500
11	**506 Welch St**	Montrose (77006)	SFR	3	2.5	2,523	2,500
12	**5226 Schuler St**	Rice Military (77007)	SFR	3	3.5	1,952	1,401
13	**5234 Schuler St**	Rice Military (77007)	SFR	3	3.5	2,021	1,401
14	**614 Delano St**	East End / EaDo (77003)	SFR	2	2.5	1,396	1,219
15	**2611 Rusk St**	East End / EaDo (77003)	SFR	3	3.5	2,084	1,482

1. 1004 California St #402 — Montrose (77006)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Condominium	2 Beds	2.5 Baths	1,481 Sq. Ft.	N/A

Crafted by Pelican Builders in the heart of Montrose, this contemporary gated residence delivers refined lock-and-leave luxury with a private fenced backyard, grilling patio, and two-car garage. Soaring 11-foot ceilings and rich hardwood floors frame an airy second-floor open living and culinary space anchored by crisp quartz countertops. Both generously proportioned bedrooms feature private en-suite baths,

highlighted by a spa-caliber primary suite, while premier dining at Uchi, Marmo, Graffiti Raw, and La La Land Kind Cafe sits just outside your gate—minutes from Downtown, the Museum District, and the Texas Medical Center.

2. 1208 W 17th St — Heights / Greater Heights (77008)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	3.5 Baths	2,200 Sq. Ft.	2,008 Sq. Ft.

Thoughtfully upgraded for modern luxury living within walking distance of Heights dining, this 2,200-square-foot residence pairs timeless craftsmanship with turnkey smart-home automation. Warm wood flooring flows through the main living spaces, stairs, and hallways into a statement chef's kitchen outfitted with an oversized quartz island, soft-close cabinetry, a five-burner gas range, a wine chiller, and a dedicated coffee bar. Upstairs, a spa-inspired primary bath features an expansive double vanity, soaking tub, and multi-head walk-in shower alongside a third-floor utility room, while a private entertaining yard, and epoxy-finished two-car attached garage with overhead bike storage complete the package.

3. 1236 W 25th St #B — Shady Acres / Heights (77008)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	3.5 Baths	2,161 Sq. Ft.	1,343 Sq. Ft.

Set in the heart of Shady Acres, this freestanding contemporary residence pairs clean architectural lines with an effortless three-story floor plan built for entertaining. High ceilings, abundant storage, and crisp quartz countertops define the sun-drenched second-floor living, dining, and kitchen level, complete with a guest powder room and an inviting grilling balcony. Every bedroom enjoys its own private en-suite full bath—including a versatile first-floor suite ideal for guests or an executive office and a serene third-floor primary retreat—all within steps of H-E-B, Cedar Creek, Bungalow Heights, and McIntyre's.

4. 1402 Missouri St #G — Montrose (77006)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	3.5 Baths	2,750 Sq. Ft.	1,624 Sq. Ft.

Commanding 2,750 square feet across four architectural stories in an exclusive eight-home gated enclave by Highgate Ventures, this Montrose residence showcases bespoke finishes typically reserved for

seven-figure estates. White Oak hardwood floors and stair treads anchor an expansive main living level centered around a dramatic waterfall-edge island, commercial-style appliances, a slide-in gas range, beverage chiller, apron-front stainless sink, and walk-in pantry. Highlights continue with a serene primary suite with sitting area and spa bath, a top-floor game room, two private balconies, elevator capability, and an oversized two-car attached garage just minutes from Downtown.

5. 1415 W 24th St #F — Greater Heights (77008)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	3.5 Baths	2,367 Sq. Ft.	1,564 Sq. Ft.

This freestanding 2,367-square-foot Greater Heights residence blends luminous modern design with future-proof elevator capability. Rich hardwood floors and abundant natural light accentuate an entertainer’s kitchen crowned by a massive four-seat quartz island, leading up to a primary retreat with a deep soaking tub, separate shower, and oversized walk-in closet. Crowned by a private rooftop terrace and a spacious fourth-floor flex studio ready to become a custom gym, media lounge, or home office, the home offers effortless access to I-10, Loop 610, and premier Heights dining.

6. 2105 Couch St #B — Shady Acres / Heights (77008)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	3.5 Baths	2,081 Sq. Ft.	1,766 Sq. Ft.

Part of Sunshine Heights by Lexen Homes—an intimate five-home modern farmhouse enclave in Shady Acres—this 2,081-square-foot single-family residence delivers tailored design and smart indoor-outdoor living. The open-concept second floor unites a designer-lit island kitchen and walk-in pantry with a dedicated flex study, a statement-tile powder room, and a covered balcony featuring integrated storage. Each bedroom boasts a private en-suite bath and oversized closet, placing evening strolls to Rainbow Lodge, Cedar Creek, and neighborhood staples right at your doorstep.

7. 2618 Texas St — East End / EaDo (77003)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	3.5 Baths	2,224 Sq. Ft.	1,464 Sq. Ft.

Offering 2,224 square feet of detached luxury in Capital Oaks, this impeccably kept EaDo residence puts

Downtown Houston’s arts, sports, and dining scene at your fingertips. Vaulted ceilings and gleaming hardwood floors elevate the main living level, where a spacious island kitchen showcases custom cabinetry and granite countertops. A third-floor primary sanctuary indulges with dual walk-in closets, double vanities, a garden soaking tub, and a separate shower, complemented by a sparkling community pool just steps away and METRORail access one block from your door.

8. 3602 Chenevert St — Midtown (77004)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	3.5 Baths	1,890 Sq. Ft.	2,400 Sq. Ft.

Positioned in Midtown with a private fenced side yard tailored for pets, this sun-drenched freestanding home delivers effortless Inner Loop sophistication. Natural light illuminates gleaming hardwood floors and a granite kitchen equipped with stainless-steel appliances and a gas cooktop. Every bedroom enjoys private en-suite accommodations, led by a recently updated primary retreat featuring a custom walk-in closet and a spa bath with double vanities, soaking tub, and walk-in shower—minutes from Downtown and the Texas Medical Center.

9. 4313 Dickson St #A — Rice Military (77007)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	2.5 Baths	2,564 Sq. Ft.	2,500 Sq. Ft.

Built by Mazztao Homes—a division of Mazzarino Construction & Development—this 2,564-square-foot Rice Military residence features an approximately 375-square-foot front yard, private driveway with two-car attached garage, and 15-foot rear alley access. Designed for seamless everyday living, the versatile layout pairs coveted first-floor living and a flexible bonus room with a serene primary suite boasting a private sitting area and dual walk-in closets. Enjoy premier Inner Loop proximity to Memorial Park Conservatory, Buffalo Bayou and White Oak greenway trails, Downtown, the Galleria, and I-10, 610, 290, and I-45.

10. 4621 Maxie St — Rice Military / West End Heights (77007)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	3.5 Baths	2,323 Sq. Ft.	1,500 Sq. Ft.

Crafted by Riverway Homes within West End Heights—a boutique 12-home enclave of two- and three-story residences—this 2,323-square-foot Rice Military home elevates daily living with custom finishes, private driveway parking, and a generous yard. Inside, warm hardwood floors and bespoke cabinetry frame an expansive open-concept entertaining floor plan anchored by a dramatic Texas-sized kitchen island.

11. 506 Welch St — Montrose (77006)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	2.5 Baths	2,523 Sq. Ft.	2,500 Sq. Ft.

Featuring a private driveway and two-car attached garage in the heart of Montrose, this 2,523-square-foot Mazztao Homes residence by Mazzarino Construction & Development pairs intelligent Inner Loop architecture with walkable urban convenience. The versatile floor plan features coveted first-floor living, an adaptable flex room, and an indulgent primary suite complete with dual walk-in closets. Groceries, fitness studios, boutiques, and acclaimed restaurants sit steps away, with Downtown, the Texas Medical Center, and the Museum and Theater Districts all within minutes.

12. 5226 Schuler St — Rice Military (77007)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	3.5 Baths	1,952 Sq. Ft.	1,401 Sq. Ft.

Tucked behind the gates of a sought-after Rice Military enclave, this move-in-ready 1,952-square-foot residence balances secure privacy with effortless Inner Loop energy. Soaring ceilings and rich hardwood flooring anchor an expansive open-concept design bathed in natural light, complemented by rare ample guest parking and immediate proximity to Washington Corridor dining, Memorial Park, and major Houston commuter routes.

13. 5234 Schuler St — Rice Military (77007)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	3.5 Baths	2,021 Sq. Ft.	1,401 Sq. Ft.

Offering over 2,020 square feet of turnkey contemporary living inside an intimate gated Rice Military community, this residence pairs lock-and-leave peace of mind with generous entertaining proportions.

Warm hardwood floors run beneath dramatic high ceilings across a fluid open floor plan, supported by ample community parking and premier proximity to Houston’s finest parks, restaurants, and business hubs.

14. 614 Delano St — East End / EaDo (77003)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	2 Beds	2.5 Baths	1,396 Sq. Ft.	1,219 Sq. Ft.

Meticulously maintained inside EaDo’s boutique Capital Oaks enclave, this custom In-Town Homes residence blends elevated craftsmanship with captivating city skyline views. Soaring 12-foot ceilings, hardwood floors, custom window blinds, and surround-sound pre-wiring frame expansive windows that flood the home with natural light, while extensive built-in shelving adds seamless storage throughout. The chef’s kitchen pairs Bosch stainless appliances with soft-close drawers and under-cabinet lighting, and the spacious primary suite boasts dual walk-in closets and a marble-clad spa shower—just minutes from Downtown, Discovery Green, Toyota Center, and scenic hike-and-bike trails.

15. 2611 Rusk St — East End / EaDo (77003)

Property Type	Bedrooms	Bathrooms	Building Sq. Ft.	Lot Sq. Ft.
Single-Family Residence	3 Beds	3.5 Baths	2,084 Sq. Ft.	1,482 Sq. Ft.

Immaculately maintained and truly turnkey, this freestanding residence in EaDo’s premier Capital Oaks community elevates urban living with dramatic volume and classic architectural trim. Soaring 12-foot ceilings and extensive crown molding crown the light-filled second-floor living, dining, and kitchen space, anchored by a cozy gas fireplace and private outdoor balcony. Granite countertops grace every bathroom, while Shell Energy Stadium, acclaimed EaDo eateries, and both the East and Southeast METRORail lines sit just steps away.

For further details regarding the rent roll, P & L (income/expenses), leases+extension, and property condition, please contact listing agent.