

WYNNWOOD

GROUP



COMMUNITY ADDRESS:
1204 W 22ND STREET, HOUSTON, TX 77008



Live in the heart of the vibrant Shady Acres neighborhood, where residents live steps away from top rated restaurants and bars.



FLOOR PLANS

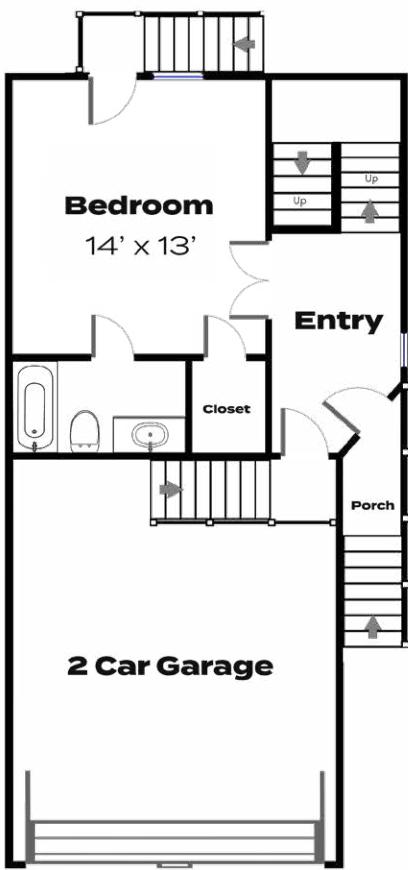
MODEL A

2,552 SQFT

3 BED

3.5 BATH

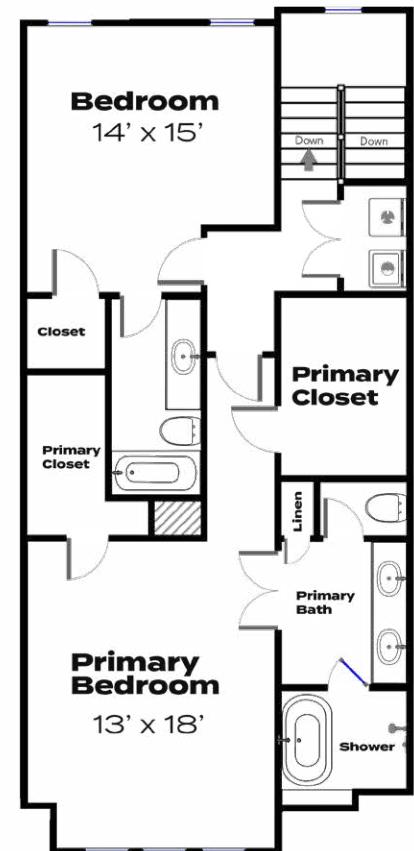
2 CAR GARAGE



First Floor



Second Floor



Third Floor

MODEL B

2,524 SQFT

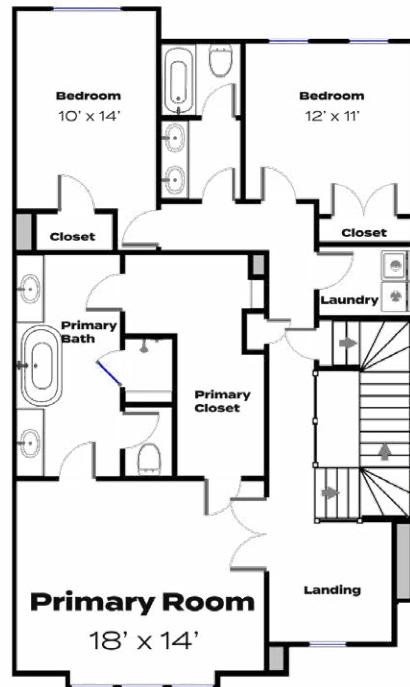
3 BED

3.5 BATH

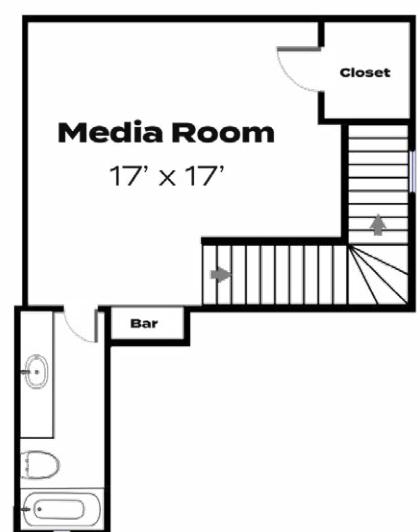
2 CAR GARAGE



1st Floor



2nd Floor



3rd Floor

SITEMAP

WEST 22ND STREET

1206 B
SOLD

1202 A
SOLD

1206 A
SOLD

1202 B
SOLD

1204 E **1204 D** **1204 C** **1204 B** **1204 A**

SOLD

SOLD

SELECTIONS PACKAGE

INTERIOR FINISHES

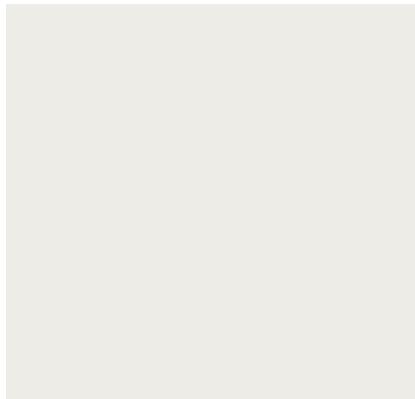
FLOORING



AVALON COLLECTION EURO
OAK GARETH
7 1/2" WIDE PLANKS

CARPET

PAINT



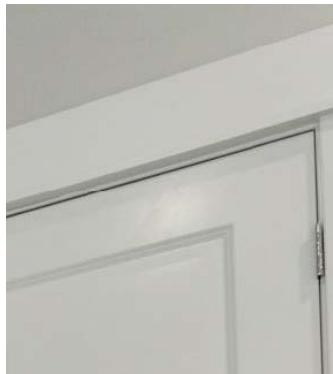
INTERIOR WALLS
SW 7015 REPOSE GRAY

TRIMS & ACCENTS
SW 7005 PURE WHITE

DISCLAIMER: BUYER ACKNOWLEDGES THAT SELECTIONS MAY NOT REPRESENT EXACTLY THE PROPERTY. SELECTIONS ARE SUBJECT TO CHANGE DEPENDING ON AVAILABILITY, CHANGES IN DESIGN AND COMPONENTS MADE AFTER THE CONSTRUCTION OF THE PROPERTY. SELLER, AT SELLER'S DISCRETION, RESERVES THE RIGHT TO CHANGE SELECTIONS AND SPECIFICATIONS WITHOUT NOTIFICATION. THE SELECTION PACKAGE SUPERSEDES ANY PROPERTY DESCRIPTION INCLUDING BUT NOT LIMITED TO PROPERTY WEBSITES, FLOOR PLANS, MARKETING CAMPAIGNS, MULTIPLE LISTING SERVICES, SOCIAL MEDIA CAMPAIGNS, ETC.

INTERIOR FINISHES

MILLWORK



DOOR CASING



WOODEN CLOSET RODS
STAINED & SHELVING



BASEBOARDS

STAIRS



- STAIR PARTS – SQUARE BLACK IRON
- RAILING – STAINED DARK WALNUT
- TREADS TO MATCH WOOD FLOORING
- RISERS TO MATCH TRIM COLOR

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INTERIOR FINISHES

LIGHTING FIXTURES



DOORS AND HARDWARE



8' MAHOGANY 6 LITE
ENTRY DOOR



8' DOUBLE 1 LITE



MODERN BLACK
MATTE HARDWARE



5/6 PANEL HC RIVERSIDE
INTERIOR DOORS

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INTERIOR FINISHES

KITCHEN



WHITE SHAKER
CABINETS



CALACATTA
ISLAND TOP



2X4 ICE BEVEL
HERRING BONE PATTERN



BLACK MATTE
SPRING SPOUT
PULL DOWN FAUCET



STAINLESS STEEL
FARMHOUSE SINK

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INTERIOR FINISHES

KITCHEN



KITCHENAID
GAS STOVE



BEVERAGE COOLER



KITCHENAID
MICROWAVE



KITCHENAID
DISHWASHER



KITCHENAID
OVEN

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INTERIOR FINISHES

BATHROOM



8X8 KENNZI BRINA
GROUT BRIGHT WHITE



PEDESTAL SINK



L-MOLD MIRRORS

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INTERIOR FINISHES

BATHROOM



60" FREESTANDING SOAKER TUB



FREESTANDING MATTE BLACK TUB FILLER W/HAND SPRAYER



WALL MOUNT WIDESET TUB FILLER



SQUARE RAIN SHOWER HEAD, HAND SPRAYER & BODY JETS

L-MOLD MIRRORS

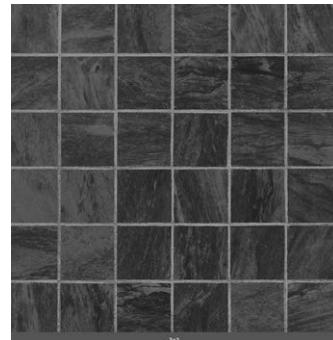
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INTERIOR FINISHES

BATHROOM FLOORING AND TILE



24X48 DURBAN
ANTHRICE POLISHED
STAGGERED PATTERN



24 X 48 DURBAN
ANTHRICE PATTERN
VERTICAL 1/3



12X 24 EDEN BARDIGLIO POLISHED,
STAGGERED PATTERN.
GROUT DELOREAN GRAY

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OPTIONAL UPGRADES



KITCHENAID
FRENCH DOOR FRIDGE



WHIRLPOOL
WASHER



WHIRLPOOL
DRYER



WOOD FLOORS IN
BEDROOMS, CLOSETS &
GAMEROOM

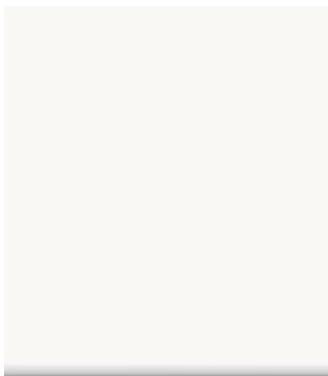


2" FAUXWOOD BLINDS

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EXTERIOR

PAINT



SNOWBOUND



TRICORN BLACK

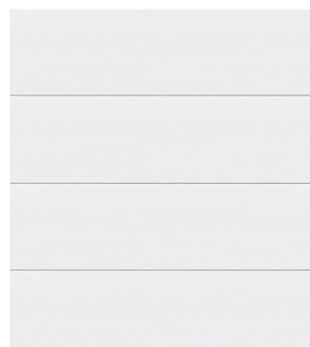
EXTERIOR ITEMS



30 YEAR
CHARCOAL SHINGLES



WHITE VINYL
WINDOWS



TRIM



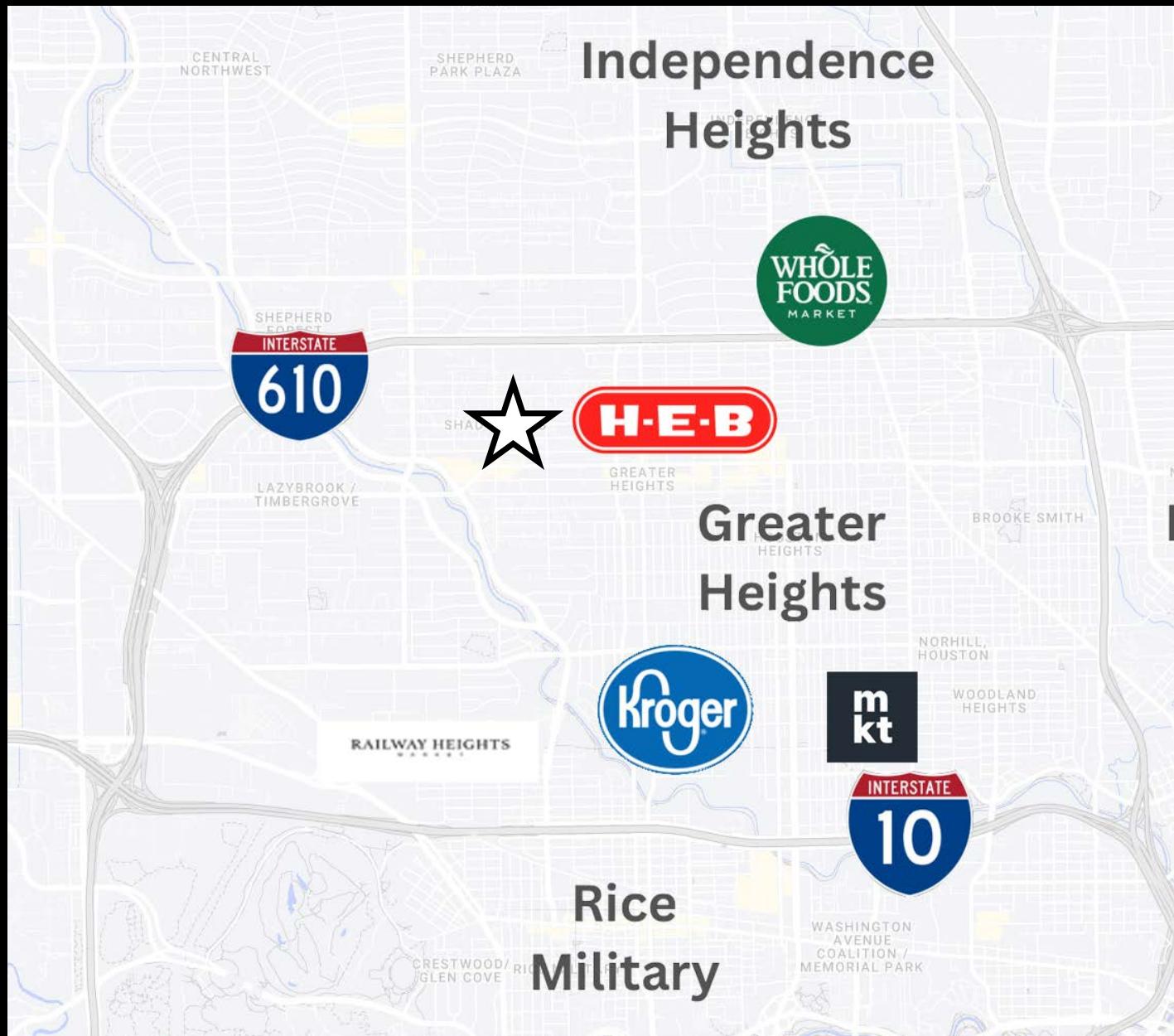
VERTICAL
BALCONY RAILS

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COMMUNITY

LOCATION

1204 W 22ND STREET, HOUSTON, TX 77008



COMMUNITY INFORMATION

Shopping

M-K-T	339 W 19th St
Railway Heights	2032 Karbach St

Groceries

H-E-B	2300 N Shepherd Dr
Kroger	1035 N Shepherd Dr
Whole Foods	101 N Loop W

Parks

Wright-Bembry Park	840 W 23rd St
Jaycee Park	1300 Seamist Dr
Memorial Park	6799 Haskell St

COMMUNITY INFORMATION

Schools

Houston ISD	houstonisd.org
Sinclair ES	6410 Grovewood Ln
Hamilton MS	139 E 20th St
Waltrip High School	1900 W 34th St

Utilities and Services

Police	33 Artesian Pl
Fire	1602 Seamist Dr
Post Office	1300 W 19th St
Electricity (Centerpoint)	4220 Laura Koppe Rd
Telephone and Cable (AT&T)	2802 N Shepherd Dr
Telephone and Cable (Xfnity)	1901 Taylor St

Hospital

Memorial Hermann Greater Heights Hospital	1635 N Loop W
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COMMUNITY INFORMATION

Taxes

Tax Rate	2.56% Tax Rate
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Warranty

[Click Here to View](#)

1-2-10 Warranty
(1st Year Builder Covers Everything,
2nd Year Builder Covers M.E.P., 10 Year
Structural Warranty)

No HOA



SALES INFORMATION



NATALIE GARZA

REALTOR ASSOCIATE

CELL: 713.344.8764

OFFICE: 832.696.5779

EMAIL: SALES@WYNWOODGROUP.COM

Preferred Lender:

CrossCountry Mortgage

Michael Harrington

832.476.7084

michael.harrington@ccm.com

**Click Below to
Pre-Qualify**

[CLICK HERE!](#)



TRANSFORMING LIVES
AND COMMUNITIES
THROUGH REAL ESTATE

WYNNWOOD
GROUP



WWW.WYNNWOODGROUP.COM

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