



**4004 MONTROSE BOULEVARD
UNIT 44D**

4004 MONTROSE BLVD, HOUSTON, TX 77006

\$299,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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Amazing opportunity for Monroese/Museum District living in spacious, recently updated condominium in iconic complex. Steps away from the Menil Collection and the University of St. Thomas and only a few blocks away from everything Westheimer has to offer. The two-story condo has intricate architectural features, stunning limestone countertops in the kitchen, and marble counters in the bathrooms. The living room has a fireplace and abundant natural light. The floors include hardwoods throughout the living spaces and pet-friendly luxury vinyl on the stairs and in the bedrooms.

Sewer: Public,
Pool Description: Pool,
Fireplace Count: 1 Fireplace,
Cooling: Central A/C,
Water: City Water

\$299,000



There are 2.5 bathrooms - 1st floor half bath with pedestal sink; main bath has two sinks and a shower enclosure with designer tile; secondary bath has a full bathtub. Plenty of storage, including a walk-in closet. Roof space is included where a terrace could be created, overlooking the cityscape. Green grounds surrounded by Live Oaks, and a rare lap pool. Two garage spaces included in gated garage, plus storage.



