



## THE CASA BLANCA GROUP

4445 Rusk Street

Houston, TX 77023

### **ABOUT THE PROPERTY:**

Introducing an exceptional multi-family investment opportunity nestled in the thriving Eastwood neighborhood! Excellent location recognized for extensive new development, and rapid growth. This income generating property is 100% occupied. Meticulously renovated, this property features an array of upgrades including-rebuilt foundation, new driveway, roof, patio spaces, A/C units, custom kitchen amenities, premium SS appliances, luxurious bathroom fixtures, restored hardwood floors, and pristine landscaping! Contact agent for a full list of recent upgrades. Each unit offers a full kitchen, full bath, in-unit utility room, covered patio, reserved parking, and contemporary finishes. Spacious oversized double lot. Enjoy the convenience of a walkable neighborhood with parks, schools, metro rail, grocery stores, dining, and entertainment only steps away. Easy access to I-45, downtown, the medical center, and universities. Don't miss out, this property is a gem poised for lucrative returns!

### **SELLER UPDATES & FEATURES:**

- Rebuilt foundation
- New paved double driveway
- New assigned parking
- Renovated wrap around porch
- Custom craftsman design porch railing upstairs and downstairs
- New roof
- Renovated to functional floor plan structure
- Restored original hardwood floors
- New ceramic tile floors
- New granite countertops in all kitchens
- New custom cabinetry in all kitchens
- New stainless steel appliances
- New light fixtures, faucets, sinks and hardware
- New vanities and light fixtures in all bathrooms
- New tub/shower combo, and toilets in all bathrooms
- New HVAC units throughout
- Fresh paint indoor and out
- New water heaters
- Fresh grass and landscaping
- Recent replaced siding and windows on the right side of the property
- Redone electrical work including 3 new electrical panels and tubing
- Improvements total \$375,000

---

Blanca Berlanga | Real Estate Agent

C: 281.408.9121

E: blanca@thecasablancagroup.com