



For Sale on Market

# \$1,395,000

Call 7134359126 Today!

## 2246 BRANARD ST, HOUSTON, TX 77098

4 BEDS, 3 FULL & 2 HALF BATH(S)

Beautifully refreshed and exceptionally maintained, this 4/5 bedroom home is ideally located in the heart of Upper Kirby. Recently enhanced with fresh interior paint, thoughtful touch-ups, and updated landscaping, the home offers wonderful curb appeal and a warm, inviting presence. The interior features formal living and dining rooms, a spacious chef's kitchen, wood floors throughout, and a flexible floor plan designed for both everyday living and entertaining. The manicured backyard features a covered patio, a built-in BBQ, and a fire pit, creating an inviting outdoor setting. The third-floor bonus room, complete with a half bath, offers excellent versatility as a fifth bedroom, playroom, gym, or office. Additional highlights include 3 full baths, 2 half baths, an EV charger, and a generator hookup.

### GENERAL DESCRIPTION

- Subdivision:** Alabama Place
- Property Type:** Single-Family
- Bedrooms:** 4-5
- Baths:** 3 Full & 2 Half
- Stories:** 3
- Garage:** 2 / Attached
- Style:** French, Traditional
- Year Built:** 2008
- Building Sqft:** 4,413 / Builder
- Lotsize:** 5,150 / Appraisal District
- Market Area:** Upper Kirby
- Key Map:** 492U
- MLS# / Area:** 3728652 / 16



Get in touch  
**Mike Mahlstedt**

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COMPASS

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Visit <https://www.har.com/3728652> for more information