

1106 Avenue D

- Historic Home Built in 1938
- Complete Renovation 2006
- Roof- 2023
- Pex Plumbing
- Jack & Jill Bath Updated 2022
- Mixed Use Opportunity

Seller's favorite places for dinner, entertainment & shopping nearby:

Most entertainment venues are also in the Huntsville Cultural District including the Old Town Theater (live performances) and The Wynne Home (variety of cultural events, year around). .. Within walking distance. Local "fine dining" .. 1836, The Cafe Texan, The Raven are within or border the HCD as well as a local favorite, The Farmhouse, for casual dining.

Seller's favorite features about the property:

Architectural design, large lot, exceptionally large storage in 4 bay connected carport. FYI: Walker CAD reports house was built in 1901 which is incorrect. "First two story half" of home was built in 1938 (includes the front half of home). The second two-story addition was done c 1948 (adding office and upstairs primary bedroom) as well as the front porch and columns across front. The addition is the reason for the unusual staircase configuration.

Seller's favorite features about the

neighborhood: Since most of "the Avenues," as they are called, are restricted to residential use only, the area is generally quiet with limited traffic thru the avenues. A number of Huntsville's older homes have been preserved in this neighborhood. Sam Houston Museum and Park is within walking distance as is The Wynne Home.

Average Utility Cost:

Electric \$378

Water \$203 (Commercial Rates)



Jill Bennett
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TEAM