

  
**VILLAS**  
ON RYON

STARTING IN THE LOW 400's  
3 BEDROOMS | 2.5 - 3.5 BATHROOMS | 1,731 - 1,791 SQFT



MARKETED BY

  
**CitiQuest**  
PROPERTIES

DEVELOPED BY

  
**HOUSTONIAN**  
BUILDING GROUP

# About Villas at W 23rd

## DESCRIPTION

The Houstonian Building Group proudly presents The Villas on Ryon, an exquisite 7-home development nestled in the vibrant Near Northside. Choose from two thoughtfully designed floor plans: a 3-bedroom, 3.5-bathroom layout featuring a first-floor bedroom with an ensuite bath, open living spaces on the second floor, and a top floor with a spacious primary and secondary bedrooms; or a 2-story layout with first-floor living, bedrooms on the second level, and a spacious, light-filled flex space. Each home showcases 11-foot ceilings throughout the living quarters, durable faux wood vinyl plank flooring, and spacious yards. The kitchen is a modern showpiece with a mix of white and natural stained wood cabinetry, gold hardware, generous countertop space, and a breakfast bar seating four. Upstairs, the primary suite impresses with cathedral ceilings, captivating skyline views, and a spa-like en suite bath complete with a glass-enclosed shower and a freestanding soaking tub. Located just steps from the metro rail, two of Houston's top breweries, known dining spots, and minutes from Downtown and major highways, The Villas on Ryon offer a unique blend of luxury and convenience.



## FEATURES

Ryon plan:

- 1st floor living areas
- 3 bedrooms and a 19x8 flex space
- Private driveways
- 20x20 yardspace
- 11ft ceilings

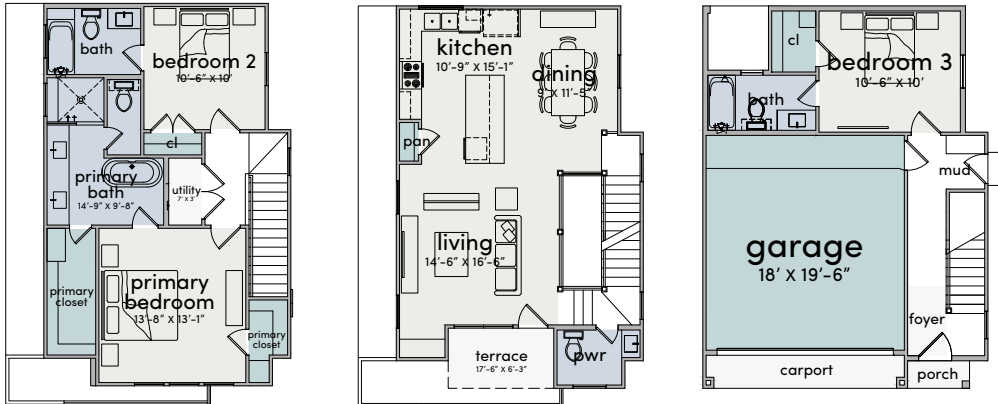
Cochran Floorplan:

- 3 bedrooms with spacious ensuite baths
- 2nd story open concept living areas
- -A 10 x 8 private balcony space
- -A 32 x 8 yardspace available on all homes



# Floorplans

COCHRAN  
3 Bed 3.5 Baths 1,791 sqft

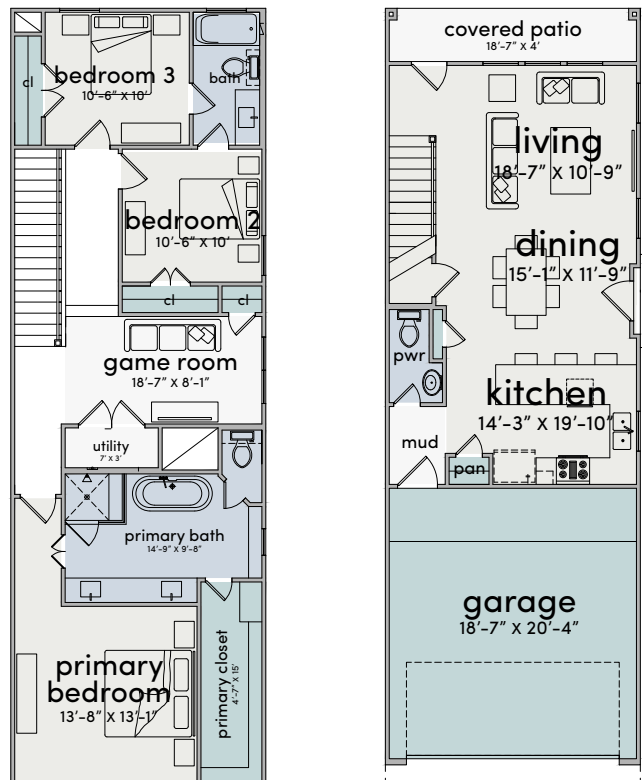


THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

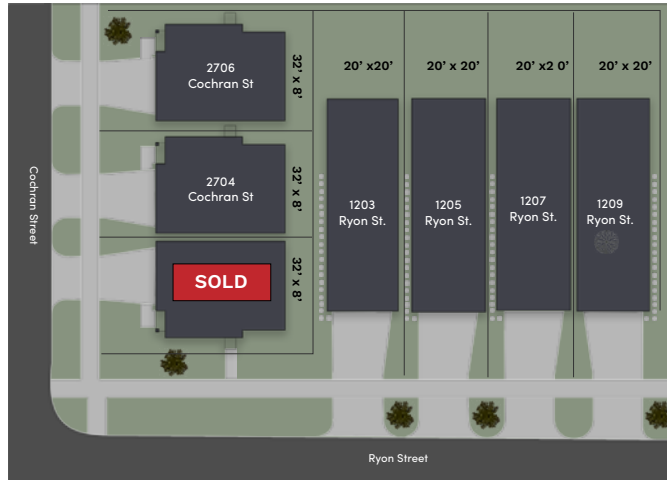
RYON  
3 Bed 2.5 Baths 1,731 sqft



SECOND FLOOR

FIRST FLOOR

# Siteplan & Availability



Address	Sqft	Beds	Baths	Pricing
2704 Cochran Street	1,791	3	3.5	\$424,999
1205 Ryon Street	1,731	3	2.5	\$419,999
1207 Ryon Street	1,731	3	2.5	\$409,999
2706 Cochran Street	1,791	3	3.5	\$424,900



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