

NOLDA ESTATES

STARTING IN THE HIGH \$600,000
3 BEDROOMS | 3.5 BATHROOMS | 2,346 SQFT



MARKETED BY

**CitiQuest**
PROPERTIES

DEVELOPED BY

 **ONYX**
RESIDENTIAL

About Nolda Estates

DESCRIPTION

A rare find in the heart of Rice Military! This two-story home offers the highly sought-after first-floor living. Ideally located minutes from Memorial Park, The Heights, River Oaks, Montrose, Downtown, and the Galleria. A spacious backyard and patio, private driveway, and two-car garage provide comfort and convenience rarely found this close to the city. High ceilings and abundant natural light create a bright, open feel. Custom design elevates every space with designer details. The statement powder room sets the tone. The kitchen impresses with a waterfall island, quality cabinetry, designer backsplash and tile, and under-cabinet lighting. Full-height tile and premium finishes continue throughout. The primary suite is a private retreat with vaulted ceilings and a sitting or office area. The spa-inspired primary bath features a refined design with warm wood tones. A versatile game room offers flexible living space.

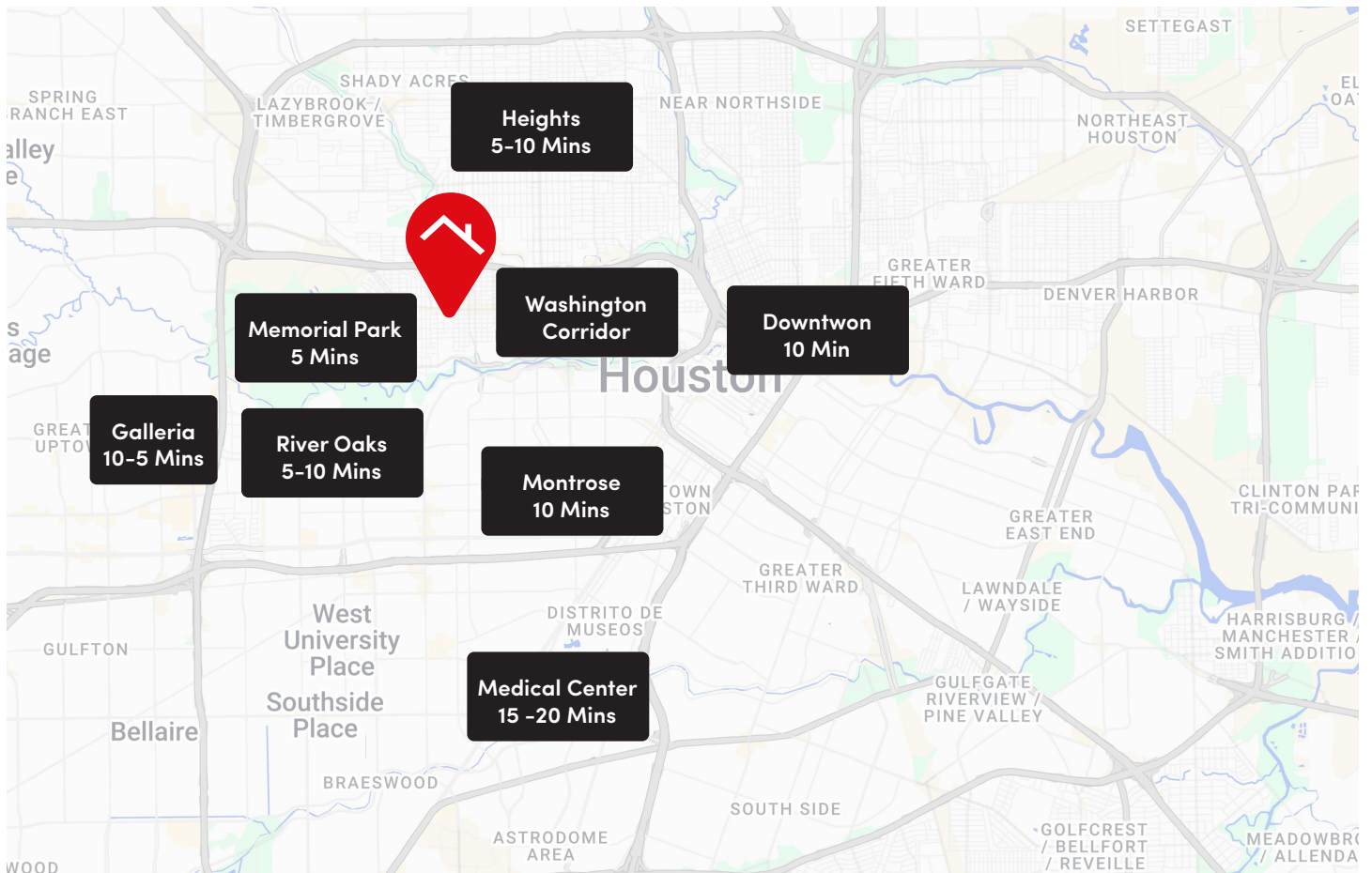
FEATURES

- Special Incentives and interest rate
- First-floor living,
- Private Driveway,
- Spacious fenced backyard and patio
- Gameroom
- No HOA
- Pre-wired for alarm, sound system, and security cameras
- Direct access to Cottage Grove Park via the pedestrian bridge
- Custom made garage doors
- Professional design and designer material selections





EXPERIENCE LIFE IN THE HEART OF HOUSTON



Prime Inner-City Location

This area, often referred to as Rice Military or the Washington Corridor, is just minutes from Downtown Houston and major employment hubs, with easy access to I-10, Memorial Drive, and Loop-610 – making commutes quick and convenient.

Outdoor & Recreation

Residents enjoy close proximity to Memorial Park, one of the largest urban parks in the U.S., offering: miles of trails, picnic areas, sports fields, golf, and nature spaces – perfect for walking, running, biking or family outings.

Dining, Nightlife & Lifestyle

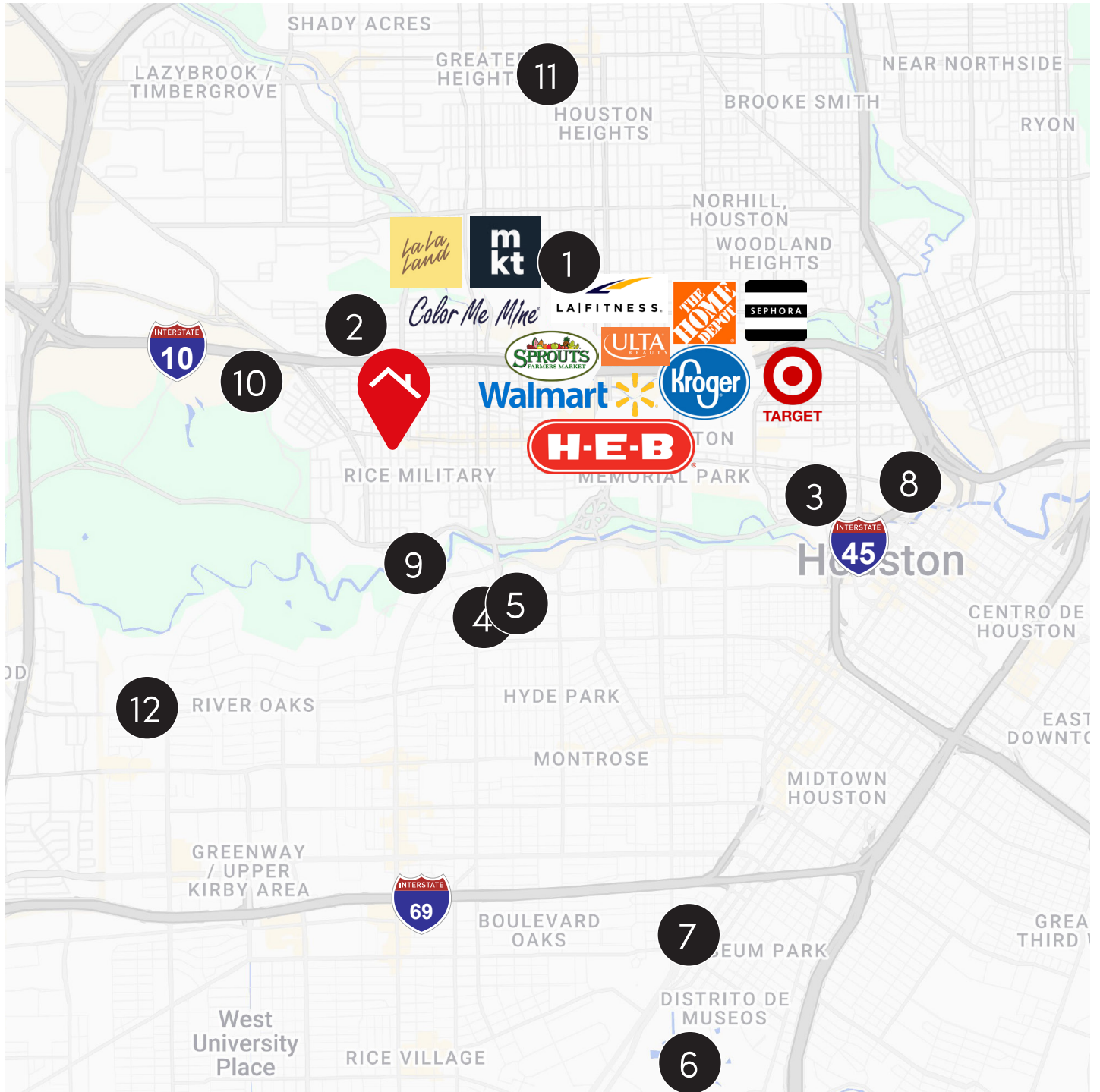
Just a short walk or bike ride away is Washington Avenue’s vibrant corridor of restaurants, bars, coffee shops, and lounges. The community combines a lively social scene with quieter residential streets and modern homes – ideal for both young professionals and growing families.

Urban yet Walkable

Rice Military features a mix of contemporary infill homes, stylish townhomes, and renovated bungalows, with walkable access to local amenities and green space. Its central location also puts you close to neighborhoods like The Heights, Montrose, and Midtown.

NEARBY FAVORITES

Central Houston living with walkable amenities, close-in green space, vibrant dining, and quick access to Downtown – all in the heart of Rice Military/Washington Avenue.



- | | |
|-------------------------------|--------------------------------|
| 1. White Oak Bayou Trail | 7. The MFA Shop |
| 2. Cottage Grove Park | 8. Downtown Aquarium |
| 3. Buffalo Bayou Park | 9. Rienzi, Museum of Fine Arts |
| 4. River Oaks Shopping Center | 10. Memorial Park Golf |
| 5. The River Oaks Theatre | 11. The Heights Theater |
| 6. Hermann Park | 12. River Oaks District |

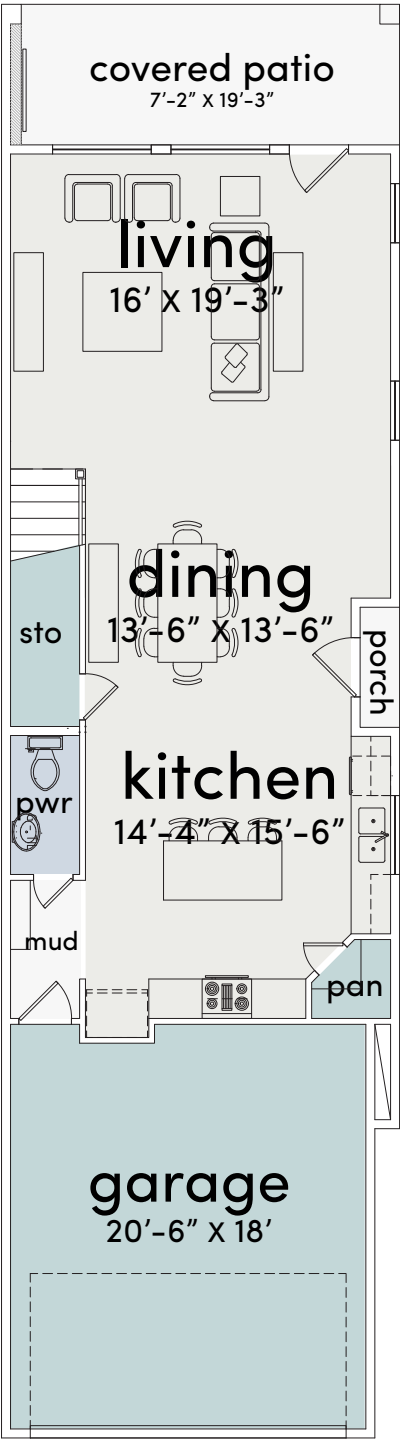


SCAN FOR COMPLETE INFORMATION

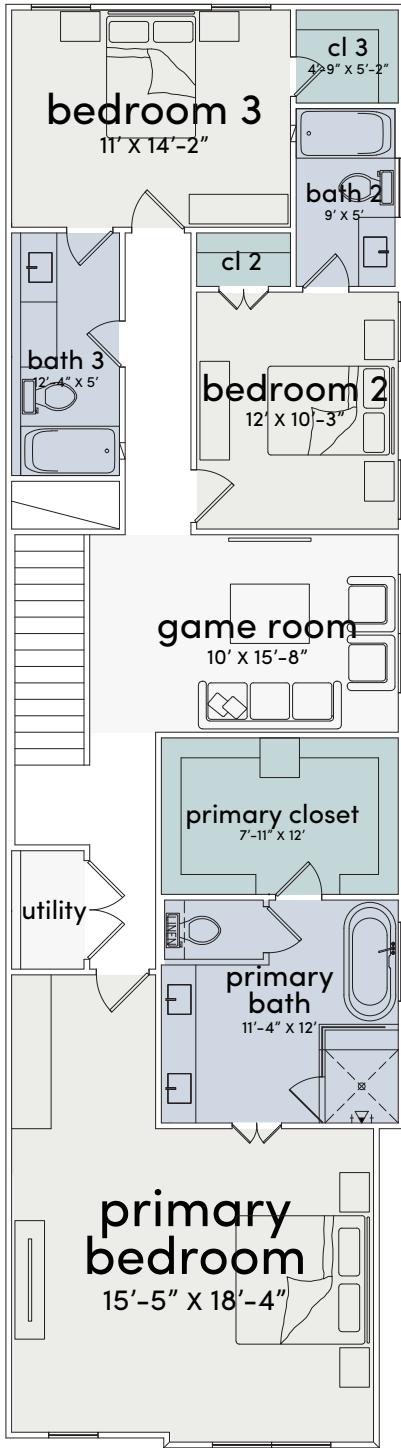
MEMORIAL PARK ATTRACTIONS



Floorplans

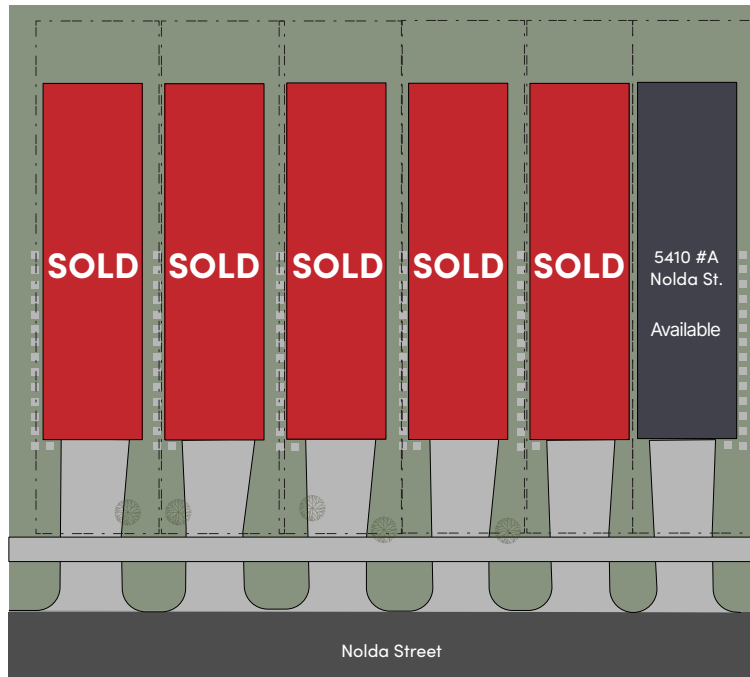


FIRST FLOOR



SECOND FLOOR

Siteplan & Availability



Address	Sqft	Beds	Baths	Pricing
5410 #A Nolda St.	2,346	3	3.5	\$669,900

MARKETED BY

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