

## Residential

2,987 Sqft - 2604 Boulanger St,  
LAREDO, Texas 78046

### Basic Details

Property Type:	<b>Residential</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>20241126</b>
Price:	<b>\$250,000</b>
Bedrooms:	<b>4</b>
Rooms:	<b>9</b>
Bathrooms:	<b>3</b>
Square Footage:	<b>2,987 Sqft</b>
Year Built:	<b>1970</b>
Lot Area:	<b>6,835 Sqft</b>
Price/SqFt:	<b>\$84</b>
Sq Ft Office Area:	<b>0</b>
Sq Ft Warehouse:	<b>0</b>
Total Square Footage:	<b>0 Sqft</b>

### Features

✓ Heating System:	<b>Central electric</b>
✓ Cooling System:	<b>Central electric</b>
✓ Fence:	<b>Completely fenced, Combination, Masonry, Chain link</b>
✓ Patio/Porch/De	<b>Front</b>



2604 Boulanger is on the market! Investors...I am calling you now! You want this one! Huge 3/2 with open floor plan and separate 1/1 upstairs apartment on site! Separate driveway for the apartment, large carport, decorative gates and spacious rooms are just some of the highlights of this property. Close to schools and community amenities, major streets and thoroughfares, and shopping centers and dining opportunities in close proximity. This one won't last long so let's get some showing and offers now!

ck:

✓ Roof:

Composition  
shingle

## Address [Map](#)

Country:	<b>US</b>
State:	<b>TX</b>
City:	<b>LAREDO</b>
Zipcode:	<b>78046</b>
Street:	<b>2604 Boulanger St</b>
Longitude:	<b>W100° 31' 50.6"</b>
Latitude:	<b>N27° 29' 13.7"</b>

## MLS [Addon](#)

Type:	<b>Single family residential</b>
Status Detail:	<b>1</b>
Approx Age:	<b>25</b>
School District:	<b>Lisd</b>
Pets Y/N:	<b>No</b>
Condo Association Y/N:	<b>Yes</b>
HOA - Y/N:	<b>No</b>
Elementary School:	<b>Uisd-muller</b>
Middle School:	<b>Uisd-United</b>
High School:	<b>Uisd-United</b>
Short Sale Y/N:	<b>No</b>

✓ STYLE:

2 story

✓ CONSTRUCTION:

Brick veneer & other

✓ WATER HEATER:

Gas

✓ WATER:

Public water

✓ SEWER:

Sewer connection

✓ UTILITIES:	Overhead utilities, Gas line
✓ FOUNDATION:	Slab
✓ ELECTRONIC FEATURES:	Cable tv, Cable tv wiring
✓ FLOORS:	Tile
✓ KITCHEN FEATURES:	Kitchen/dining combo, Formica
✓ LOCATION DESCRIPTION :	Home owner
✓ DRIVEWAY:	Concrete drive
✓ FINANCING OFFERED:	Cash, Conventional, Va, Fha
✓ POSSESSION:	At closing & upon funding
✓ SHOWING INSTRUCTIONS:	Occupied, Showingtime scheduling
✓ AMENITIES:	Large master bedroom, Dining room, Great room, Washer & dryer hookups

LA1Agent First Name: **Veronika**

LA1Agent Last Name: **Ramirez**

LO1Office Name: **JVR LEGACY GROUP**





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