



Sivley Modern

3/4 Beds, 3.5 Bath, 2 Car Garage & Resort Pool

Contemporary Modern inspired

AMAZING FINISHES



**TROTWOOD
REALTY**

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Call us today! Deals this good
will not last forever!

More Information

A stunning modern home designed for entertaining & everyday luxury. CUSTOM BUILT in 2014, the home feels fresh, contemporary & perfectly suited for today's lifestyle. The exceptional floor plan features: first-floor primary suite w/ spa like bathroom. Soaring two-story living room anchored by a sleek linear fireplace & flows seamlessly into a stylish bar area, ideal for hosting gatherings of any size. This living area is what everyone loves w/ a dramatic wall of glass overlooking the sparkling pool & another outdoor living area, creating a true resort-style retreat. The chef-inspired kitchen offers abundant workspace, premium finishes, top of the line Wolf and Sub-Zero appliances. Upstairs, you'll find two oversized secondary bedrooms, each w/ its own ensuite bath. Located in one of Houston's hottest areas, Spring Branch thrives w/ new development, highly regarded schools, updated parks, and an ever-growing selection of restaurants and amenities. This is modern living at its best.

RARE MODERN ESTATE HOME



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Custom Built

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Comparative Market Analysis

Prepared By: Shawn Baksh

Listings as of 06/30/26 at 11:16 am

Property Type is 'Single-Family' Status is 'Sold' 06/30/2026 to 06/30/2025 Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Year Built is 2000+ Pool Private is yes Subdivision is like '**Westview Terrac**' Zip Code is like '77055'

Single-Family

Active Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
39370669	6610 Sivley Street	Westview Terrace	Yes	4	3	1	2	3,655	2014	8,125	\$1,475,000	\$403.56	22
# LISTINGS: 1		Medians:		4	3	1	2	3,655	2014	8,125	\$1,475,000	\$403.56	22
		Minimums:		4	3	1	2	3,655	2014	8,125	\$1,475,000	\$403.56	22
		Maximums:		4	3	1	2	3,655	2014	8,125	\$1,475,000	\$403.56	22
		Averages:		4	3	1	2	3,655	2014	8,125	\$1,475,000	\$403.56	22

Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
53775258	6422 Schiller Street	Westview Terrace Sec 02	Yes	4	4	1	2	3,278	2022	8,125	\$1,370,000	\$417.94	4	10/28/25	\$1,380,000	\$420.99	100.73
69712940	6433 Schiller Street	Westview Terrace Sec 02	Yes	4	3	1	2	3,663	2017	8,255	\$1,450,000	\$395.85	8	05/29/26	\$1,515,000	\$413.60	104.48
68923264	6629 Clawson Street	Westview Terrace	Yes	5	4	1	3	4,207	2017	10,625	\$1,750,000	\$415.97	0	01/16/26	\$1,750,000	\$415.97	100.00
# LISTINGS: 3		Medians:		4	4	1	2	3,663	2017	8,255	\$1,450,000	\$415.97	4		\$1,515,000	\$415.97	100.73
		Minimums:		4	3	1	2	3,278	2017	8,125	\$1,370,000	\$395.85	0		\$1,380,000	\$413.60	100.00
		Maximums:		5	4	1	3	4,207	2022	10,625	\$1,750,000	\$417.94	8		\$1,750,000	\$420.99	104.48
		Averages:		4	4	1	2	3,716	2019	9,002	\$1,523,333	\$409.92	4		\$1,548,333	\$416.85	101.74

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$1,370,000	\$1,750,000	\$1,511,250	\$1,462,500
Sold Price	\$1,380,000	\$1,750,000	\$1,548,333	\$1,515,000
Adj. Sold Price	\$1,380,000	\$1,750,000	\$1,548,333	\$1,515,000
LP/SF	\$395.85	\$417.94	\$408.33	\$409.77
SP/SF	\$413.60	\$420.99	\$416.85	\$415.97
Adj. SP/SqFt	\$413.60	\$420.99	\$416.85	\$415.97

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.