



WELCOME TO 1616 PARK HAVEN, HOUSTON, TX 77077

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Nestled on a quiet cul-de-sac in the highly sought-after Lakeside Place community in Houston's Energy Corridor, this beautifully updated and meticulously maintained 3,249-square-foot home offers the perfect combination of comfort, convenience, and peace of mind. Featuring 4 bedrooms, 2.5 bathrooms, multiple living spaces, and numerous valuable upgrades, this move-in-ready property is ideally suited for today's busy family.

Significant recent improvements include a NEW roof (2026) with transferable warranty, foundation repairs completed in 2023 with a transferable 10-year warranty, new attic insulation, a solar-powered attic vent, a replacement water heater, and a downstairs HVAC system replaced in 2022. A whole-home Generac generator provides dependable backup power during outages, while the Vivint security system with cameras and smoke detectors adds an extra layer of security and convenience.

One of the home's greatest advantages is that major structural improvements have already been completed. Foundation movement is common throughout the Energy Corridor due to local soil conditions, making homes with professionally completed repairs and transferable warranties especially desirable. The home's foundation was repaired in 2023 using advanced European-engineered foundation stabilization technology and is backed by a transferable 10-year warranty, providing valuable peace of mind and long-term confidence for future owners.

Inside, you'll find renovated kitchen and bathrooms, an updated fireplace façade, and thoughtfully designed spaces throughout. The spacious kitchen features polished natural gray granite countertops, abundant real wood cabinetry, and newer appliances, including a washer, dryer, refrigerator, and stove that convey with the home. Multiple gathering spaces, including both a living room and a family room, provide flexibility for entertaining, relaxing, working from home, or accommodating a growing family.

The primary suite serves as a private retreat, complete with dual rain shower heads, a Jacuzzi soaking tub, a high-end bidet, and a walk-in closet featuring generous hanging space and pullout drawers.



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Storage is abundant throughout the home, including an easily accessible walk-in attic with substantial storage capacity—eliminating the need for an off-site storage unit. Additional features include custom window shades, a heavy-duty articulating TV wall mount capable of supporting televisions over 100 pounds, and access to high-speed fiber internet through Ezee Fiber.

Step outside to enjoy the private fenced backyard, refreshed veranda, and a mature pomegranate tree that produces fruit seasonally. The spacious two-car garage provides additional storage and everyday convenience.

The home has remained dry during normal weather events and was not affected when reservoir releases impacted portions of the surrounding area, offering additional confidence in its location.

Residents of Lakeside Place enjoy access to a clubhouse, swimming pool, playground, tennis courts, and basketball court. Families will appreciate being within walking distance of Askew Elementary School and its Magnet Program, making daily routines and school commutes exceptionally convenient. Just five minutes away, Club Westside offers an outstanding family experience with fitness facilities, resort-style pools, a lazy river with water slides, children's play areas, tennis programs, and animal exhibits.

Ideally located with quick access to Interstate 10, Beltway 8, and the Westpark Tollway, this home provides convenient access to major employers in the Energy Corridor while remaining close to premier dining, shopping, entertainment, parks, and everyday conveniences.

This is a rare opportunity to own a thoughtfully updated home in one of Houston's most established and desirable Energy Corridor neighborhoods, where major improvements have already been completed and a true family-friendly lifestyle awaits.