



13730 Hambleton Circle
Houston, Texas 77069

	5 Beds
	2.5 Baths
	2 Car Garage
	2787 SF

Home Features/Updates

- Kitchen
 - **Refrigerator**
 - **Double ovens**
 - ½ Wall wainscoting
 - Decorative wallpaper
 - **Porcelain cast iron sink**
 - Recipe desk w/display shelves
- Primary Suite
 - Double sinks
 - **Neutral paint**
 - Stacked drawers
 - Vintage wallpaper
 - Plush carpet/padding
 - **Double walk-in closets**
- **Gutters**
- 2" Blinds
- **AC – 2022**
- **Roof – 2015**
- Partial fence
- Gas fireplace
- Wood paneling
- New gas meter
- Crown molding
- Generous closets
- Grage door opener
- Timeless terrazzo tile
- **Wood ceiling beams**
- Neutral color palette
- **Water heater - 2017**
- **Sprinkler system – front/sides**
- Gorgeous magnolia tree
- Wide and long driveway
- **Plush carpet** throughout
- **Concrete patio** at backyard
- **Ceiling fans in all bedrooms**
- **Charming vintage wallpaper**
- Gas light lantern at front yard
- **Sprinkler system – front/sides**
- Huge 5th bedroom can opt as a game room
- Built-in cabinets at family room, kitchen and 2 upstairs bedrooms
- Bedroom 3 offers built-in cabinets – may opt as a craft room or home office



Washer, Dryer, Refrigerators included.
Yeager Elementary, Bleyl Intermediate, Cypress Creek High School



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