

The Details Matter

LOCATION OVERVIEW

Nestled in a quiet, tree-lined section of the Energy Corridor just a short walk from Terry Hershey Park and its trails, this home offers an easy escape into green space while staying close to everyday convenience. Residents enjoy quick access to the freeway along with nearby shopping and dining in Memorial City and Uptown.

SCHOOL INFORMATION

ASHFORD/SHADOWBRIAR ELEMENTARY
WEST BRIAR MIDDLE SCHOOL
WESTSIDE HIGH SCHOOL

AVERAGE BILLS

ELECTRIC
\$250-\$400

GAS
\$50

WATER
\$40-\$100

NOTABLE FEATURES & UPGRADES

TWO OVENS
LARGE HONED GRANITE KITCHEN ISLAND
OPEN, FAMILY-FRIENDLY LAYOUT FOR COOKING AND ENTERTAINING
PRIMARY SUITE OVERLOOKS THE BACKYARD
EXPANSIVE BATHROOM WITH SUNKEN, ITALIAN-STYLE BATH
SHADED POOL
LARGE YARD DESIGNED FOR GATHERINGS
GATED ENTRY
RENOVATED PATIO, PLUS AN ADDITIONAL PATIO ADDED
FRENCH SLIDING DOORS ADDED
REMOVED BROKEN SOLARIUM
UPGRADED LANDSCAPING/YARD
KITCHEN RENOVATION WITH GRANITE COUNTERTOPS
OPENED UP INTERIOR SPACE
INTERIOR PAINTED WITHIN THE LAST 4 YEARS
AC SYSTEM APPROXIMATELY 4 YEARS OLD
WATER HEATER LESS THAN 4 YEARS OLD
NEVER FLOODED, INCLUDING DURING HURRICANE HARVEY
QUIET, SAFE NEIGHBORHOOD WITH EASY FREEWAY ACCESS