

**Single-Family****Sold**

ML#: **84400910**
 Address: **274 Rockwell Park Boulevard**
 Area: **14**
 Tax Acc #: **133-779-001-0001**
 City/Location: **Spring**
 County: **Harris**
 Market Area: **The Woodlands**
 Subdivision: **The Woodlands Creekside Park 35**
 SqFt: **3,075 / Appr Dist**
 Lot Size: **7,753 / Appr Dist**
 Master Planned: **Yes/The Woodlands**
 Legal Desc: **LT 1 BLK 1 THE WOODLANDS VLG OF CREEKSIDE PARK 35**

List Price: **\$955,000**
 Orig Price: **\$955,000**
 LP/SF: **\$310.57**
 DOM: **5**
 Zip Code: **77389-2867**
 Bedrooms: **4/**
 Baths F/H: **3/1**
 Section #: **35**
 Year Built: **2018 / Appr Dist**
 Lot Value: **No**
 Lease Also: **No**

Directions: **From I-45N, exit Woodlands Parkway, left on Kuykendahl Rd, left on Creekside Forest, right on Kendrick Pines. Turn left on Rockwell Park. Home is on the left.**

Listing Office Information

List Agent: **JANED/Jane E. Draughon**
 LA TREC#: **0488287**
 Agent Phone: **281-381-7919**
 Address: **6620 Woodlands Parkway, The Woodlands TX 77382**
 List Agent Web: **<http://www.har.com/janedraughon>**
 Agent Email: **janedraughon@gmail.com**
 Licensed Supervisor: **Charlie Foxworth**

List Broker: **RMXB01/RE/MAX The Woodlands & Spring**
 Broker TREC#: **475259**
 Appt #: **713-977-7469 / ShowingTime**
 Office Phone: **281-367-7770**
 Fax #:
 Office Web: **<https://one-and-spring-the-woodlands-tx.remax.com>**

School Information

School District: **53 - Tomball**
 Middle: **CREEKSIDE PARK JUNIOR HIGH SCHOOL**
 Add'l Middle: **TOMBALL INTERMEDIATE SCHOOL**

Elem: **TIMBER CREEK ELEMENTARY SCHOOL (Tomball)**
 High: **TOMBALL HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional**
 Type: **Free Standing**
 New Constr.: **No**
 Lot Dim:
 Frt. Door Faces:
 Gar/Car: **Alley Access, Auto Garage Door Opener, Double-Wide Driveway**
 Showing: **Appointment Required, Controlled Access, Leave Business Card, Supra**
 Instruct: **Keybox**
 Agent Remarks:

Stories: **2**
 Complete Date:
 Appx Complete:
 Acres: **.178 / 0 Up To 1/4 Acre**
 Access:
 Garage: **3/Attached/DataCarport: Garage**
 Bedrooms: **4/**
 Baths F/H: **3/1**
 Builder Nm:
 LP/Lot SF: **\$123.18**
 Key Map: **250N**

Physical Property Description:

Nestled on an oversized corner lot in The Village of Creekside Park, this charming two story home welcomes guests with a gracious covered front porch and invites them to relax on the porch swing. Elegant simplicity is reflected in the architecture of this pristine beauty. The family room has a vaulted ceiling and gas log fire place while the kitchen has a large granite island with walk-in pantry, stainless appliances, and cozy breakfast nook. The primary bedroom features an en suite bath with two vanities, soaking tub, separate shower and generous walk-in closet. Upstairs has a large game room, three bedrooms, and two baths. Entertaining is a breeze on the private 35'x18' covered patio. The three car garage has a rear entrance and the fenced backyard is spacious enough for children and pets to play. Just a short stroll to enjoy the square at Creekside Park and just minutes to reach additional world class shopping and dining in The Woodlands.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Family	17 x 16	1st	Kitchen	15 x 14	1st
Dining Room	19 x 11	1st	Home Office/Study	13 x 11	1st
Breakfast	11 x 8	1st	Primary Bedroom	15 x 15	1st
Game Room	19 x 17	2nd	Bedroom	13 x 11	2nd
Bedroom	12 x 11	2nd	Bedroom	11 x 11	2nd

Bathroom Desc: **Primary Bath: Double Sinks, Primary Bath: Separate Shower, Primary Bath: Soaking Tub, Secondary Bath(s): Double Sinks, Secondary Bath(s): Tub/Shower Combo**
 Bedroom Desc: **Primary Bed - 1st Floor, Walk-In Closet**
 Room Desc: **Breakfast Room, Entry, Family Room, Formal Dining, Gameroom Up, Home Office/Study, Kitchen/Dining Combo, Utility Room in House**
 Kitchen Desc: **Breakfast Bar, Island w/o Cooktop, Kitchen open to Family Room, Walk-in Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave: Yes	Dishwasher: Yes	Compactor: No	Disposal: Yes
Oven: Electric Oven	Range: Gas Cooktop	Sep Ice Mkr: No	
Connect: Gas Dryer Connections, Washer Connections			
Fireplace: 1/Gaslog Fireplace	Countertops:		
Energy: Ceiling Fans, Insulated/Low-E windows	Flooring: Carpet, Engineered Wood, Tile		
Utility Dist: Yes	Green/Energy Cert:		
Roof: Composition	Foundation: Slab		
	Crown Molding, Fire/Smoke Alarm, Formal Entry/Foyer, High Ceiling, Refrigerator Included, Vaulted Ceiling, Window Coverings	Prvt Pool: No	
Exterior Constr: Cement Board		Area Pool:	
Exterior: Back Yard Fenced, Covered Patio/Deck, Sprinkler System		Waterfront Feat:	
Lot Description: Corner, Subdivision Lot		Water/Sewer: Water District	
Heat: Central Gas		Cool: Central Electric	
St Surf: Concrete, Curbs, Gutters		Golf Course Nm:	
Restrictions: Deed Restrictions		Exclusions: See list	
Disclosures: Exclusions, Mud, Sellers Disclosure			
55+ Community: No		City/ETJ: HOUSTON ETJ	
Sub Lake Access:		PID:	
HOA Amenities:			
Accessibility:			
Mgmt Co./HOA Name: No		List Type: Exclusive Right to Sell/Lease	
List Date: 03/18/2026	Expire Date:	T/Date:	

Financial Information

Finance Cnsdr: Cash Sale, Conventional, FHA, VA	
Seller May Contribute to Buyer Expenses Up To:	
Ownership Type:	Vac Rental:
Maint. Fee: No	Maint Includes:
Other Mand Fee: Yes/100/Transfer Fee	Exemptions: Homestead,,,,,,,,,,,,,
Taxes w/o Exemptions: \$18,594/2025	Tax Rate: 2.4373
Loss Mitigation: Auction:	Online Bidding:

Pending Information

Pending Date: 03/23/2026	Est Close Dt:	OPT End:	Buying Agt Rep Yes
Buying Agent: Rene Sorola (renesorola)		Buying Broker: Keller Williams Realty Metropolitan (KWHM01)	
TREC #:			
Sell Team Name:			
Contingent on Sale of Other Property:			

Sold Information

Sale Price: \$938,800	SP\$/SF: \$305.30	Close Date: 04/10/2026	CoOp: Yes
Adj Sale Price: \$938,800	Adj SP\$/SF: \$305.30	Days to Close: 18	Terms:
Seller Contribution: \$0	Repairs Paid: \$0	SP/LP #: 0.98	Title Pd By: Seller
Closed Comments:			

Prepared By: Dean Melton

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 06/23/2026 11:58 AM

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