

131 Zephyr Bend Place

UNIQUE ATTRIBUTES

- Located in desirable Grogans Forest
- Great curb appeal on quiet cul-de-sac
- Wooded, mature trees surrounding the home and area
- Open floor plan with high ceilings
- Expansive living area with charming fireplace
- Formal dining
- Formal Office with built in storage
- Kitchen with extensive counter and cabinet space, featuring gas stove
- Generously-sized primary suite with a large primary bath, double sinks and separate shower/bathtub
- Just 2 miles from the Cynthia Woods Mitchell Pavillion

IMPROVEMENTS PER SELLER

- Water heater January 2026
- 2 new HVAC systems 2026
- AC ducts updated 2026
- complete interior paint job August 2026
- outside paint August 2026
- front yard landscaping 2026
- new carpet August 2026
- office built-ins refinished and painted August 2026
- maintenance to sprinkler system 2026
- new toilet in secondary bathroom 2026
- Garage doors and opening system upgraded February 2026



SARAH FARHI, Realtor/Listing Agent
Coldwell Banker Realty, Jones Home Group
Lic#: 547985
5107 Bellaire Blvd., Ste. 200 | Bellaire, TX 77401
C. 832.489.8965
sarah.farhi@cbrealty.com
joneshomegroup.com



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