

2127 LAZYPBROOK DRIVE

FEATURES AND UPGRADES

FEATURES

LOCATION Sought-after Lazybrook/Timbergrove neighborhood with generous lots and mature trees, inside Loop 610 and adjacent to the Houston Heights.	EASY COMMUTE Near Loop 610 and US 290 with easy access to the Galleria, Memorial City and Downtown Houston.
PARKS + TRAILS Four blocks from White Oak Bayou Hike & Bike Trails and walking distance to Jaycee Park and Lorraine Cherry Nature Preserve.	NEARBY FAVORITES 24 Hour Fitness, Lowe's, Home Depot, Heights H-E-B, parks, trails and Timbergrove Sports Association youth sports league, tons of restaurants and nightlife.
CIVIC CLUB + CONSTABLE PATROL Active civic club with deed-restriction and beautification efforts. Current subscriber to Harris County Constable Precinct 1 concierge security service.	OUTDOOR LIVING Automatic driveway gate, covered driveway and patio for entertaining, plus raised garden boxes for the home gardener.

UPGRADES

2026 New HVAC system installed	2021 New perimeter fence; natural gas line run to kitchen; new gas range with double oven
2024 Roof replaced	2020 Primary bath remodel; new ceramic tile in family room and kitchen
2023 Built-in entertainment center installed; in-ground Rain Bird sprinkler system; yard re-sodded	2018 New vinyl windows; kitchen and living room remodeled to open concept; new tankless water heater
2022 Hardscaping around home, including new paver entry walkway	2017 Guest bath remodel; PEX plumbing installed throughout home

ESTABLISHED NEIGHBORHOOD • CONVENIENT LOCATION • EXTENSIVELY UPDATED