



13222 MISSION VALLEY DR

Houston, TX 77069

Features & Upgrades

MAJOR FEATURES

- Stunning golf course and water way views
- Large enclosed patio
- Roof-New 2026
- New water heater
- Two new HVAC systems
- Full lawn irrigation system
- New flooring throughout & new upgraded carpet/padding upstairs
- New appliances
- New front entry door
- Updated kitchen and baths
- Interior & exterior re-paint
- New stone ledger tile fireplace surround
- Large circular driveway
- Oversized garage and huge storage area
- Great location

KITCHEN

- Transformed kitchen creating a large island with cooktop
- New appliances
- New quartz counter tops with new subway backsplash
- New stainless undermount sink and faucet
- New recessed LED lighting & pendant lights
- New cabinet pulls
- New flooring

BATHROOMS

- Transformed primary bath creating a large dual head shower and jetted tub
- All bathrooms have new quartz, sinks, faucets, mirrors, hardware & light fixtures
- Primary bath has a new re-built shower with decorative mosaic inserts and new shower door and new tile surround at garden tub

EXTERIOR

- Large covered patio
- New slate front porch
- Exterior re-paint in neutral tone

ROOF, ELECTRICAL, PLUMBING, HARDWARE

- Roof – New 2026
- New blown insulation
- New outlets, switches & light fixtures
- New recessed LED lighting

LOCATION

- Conveniently located near shopping, restaurants, Cy-Fair schools and medical facilities.
- Close to FM 1960
- Located in a family-friendly neighborhood of Champions South



Family Room



Dining & Family Room



Kitchen



Game Room



Primary Bath



Primary Bath



Second Bath



Third Bath



Patio



Back of Home



View from Back of Home