

ADDITIONAL INFORMATION FOR

15822 ARBEADIE DRIVE
HUMBLE, TX 77346-5264

Roof Age: 2024 Composition Shingles

AC: Unit 1: 2024 Unit 2: 2024 Unit 3: N/A

Furnace/Heater: Unit 1: 2024 Unit 2: 2024 Unit 3: N/A

Water Heater: Unit Unit 1: 2024 Unit 2: N/A

Cooktop (Gas or Electric): Gas # of Burners: 5

Microwave: 2024

Oven: Number of Units: 1 Year: 2024 Convection: Yes
Oven Also has Air Fryer Feature

Dishwasher: 2024

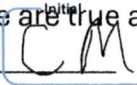
Notes: Frigidaire Professional Gallery – Matching Set

Pool: N/A Pool Pump: N/A

Pool or Spa Heater: N/A Other Parts/Replacements:

Fireplace (Gas or Wood Burning: None

Neighborhood Amenities: Pools, Lagoon, Splash Pad; Parks; Bar & Grill; Fitness Center;
Shopping; Tennis Courts. Special Features/Upgrades of this home: _____

Information and estimates provide above are true and accurate to the best of my
knowledge. Sellers Initials:  

Upgrade & Features

15822 Arbeadie Drive - Humble, TX 77346

Home Highlights

- Built in 2023 – Modern Construction
- Private Gated Section of Balmoral
- 4 Bedrooms | 2.5 Bathrooms | Approx. 3,087 SF
- Cul-de-Sac Lot with No Rear Neighbors
- Oversized Backyard with Space for a Future Pool
- Move-in Ready
- Architectural Roof Shingles vs. Composition Shingles – Enhanced Durability, Longer Lifespan, and Reduced Long-Term Maintenance

Interior Features

- Soaring Ceilings and Open-Concept Layout
- Luxury Wood Flooring throughout Main Living Areas
- Private Home Office/Study
- Spacious Upstairs Game Room
- Abundant Natural Light
- Mudroom with Built-in Storage
- Oversized Utility Room with Workspace and Storage

Kitchen Features

- Large Island with Seating
- Quartz Countertops
- Stainless Steel Appliances
- Gas Cooktop
- Convection Oven with Air Fryer Feature
- Walk-in Pantry
- Open to Living and Dining Areas

Primary Suite

- First Floor Primary Suite
- Spa-Inspired Primary Bathroom
- Soaking Tub
- Oversized Walk-in Shower
- Dual vanities with Quartz Countertops
- Walk-in Closet

Energy Efficiency

- Energy Star Features
- High-efficiency HVAC System
- Tankless Water Heater
- Low-E Windows
- Radiant Attic Barrier

Outdoor Living

- Covered Patio
- Large Private Backyard
- No Rear Neighbors
- Ideal space for Entertaining or Designing Your Future Pool and Outdoor Oasis

Community Amenities – Balmoral Master Planned Community

- Crystal Lagoon with Beach-Style Access
- Clubhouse and Resort-Style Pool
- Walking and Biking Trails
- Fitness Center
- Parks and Playgrounds
- Fenced Dog Parks
- Tennis Courts and Sports Facilities
- Gated Community Access to Home
- Easy Access to Beltway 8 & Hwy 59/69

15822 ARBEADIE DRIVE, HUMBLE, TEXAS 77346

RESTAURANT GUIDE

Prepared for you by **Valery Blank**, Broker Associate — RE/MAX Integrity

NEIGHBORHOOD NOTE

15822 Arbeadie Drive sits inside Balmoral, Humble's gated community built around Texas's original Crystal Clear Lagoon — with village-center dining steps away and FM 1960 minutes further.

RESTAURANTS INSIDE BALMORAL

Two- to three-minute options right in the community's own village center.

Iza Robata Humble

15936 Woodland Hills Dr Ste 600, Humble, TX 77346 — 3 min

Upscale Japanese robata grill and ramen house in Balmoral's village center — a top-rated date-night pick.

Blue Lagoon Bar & Grill

15808 Crystal Terrace Dr, Humble, TX 77346 — 3 min

Lakeside bar & grill overlooking the Crystal Lagoon itself — patio dining, live music, and Sunday jazz nights.

A SHORT DRIVE UP FM 1960

Six- to nine-minute options for more variety.

El Taqueo

4920 Atascocita Rd Ste 700, Atascocita, TX 77346 — 6 min

Elevated Mexican street-taco spot known for generous portions, fresh guacamole, and quick, friendly service.

Brunch & Bloom

4902 Atascocita Rd Ste 102, Atascocita, TX 77346 — 6 min

Locally loved weekend brunch spot — chicken & waffles and shrimp & grits draw a line most Saturday mornings.

Los Alebrijes Mexican Restaurant

4510 FM 1960, Humble, TX 77346 — 8 min

Authentic Tex-Mex with homemade flour tortillas, fresh fajitas, and live Tejano music on weekends.

Dreaux's Creole & Cajun Seafood

5105 FM 1960 Rd E, Humble, TX 77346 — 9 min

Family-owned Creole and Cajun kitchen known for catfish, crawfish, and made-from-scratch sides.

Hours, menus, and availability change — please confirm directly with each business before visiting. Drive times are approximate and will vary with traffic.

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HEALTH CLINICS & EMERGENCY ROOMS

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HEALTH & SAFETY NOTE

Humble and Atascocita are well served by urgent care and 24/7 freestanding emergency rooms along Atascocita Road and FM 1960, most within a 10-minute drive of Balmoral.

URGENT CARE — MINUTES FROM HOME

For everyday illness and minor injuries, no appointment needed.

CareNow Urgent Care — Humble

3832 Atascocita Rd Ste C, Humble, TX 77396 — 5 min

Walk-in care for illness, minor injuries, and routine testing — open daily, including Sundays.

Next Level Urgent Care — Atascocita

7120 FM 1960, Humble, TX 77346 — 10 min

Full-service urgent care with on-site X-ray — online check-in available for shorter waits.

EMERGENCY ROOMS NEARBY

For anything beyond urgent care, 24/7 options are close by.

HCA Houston ER 24/7 — Atascocita

5324 Atascocita Rd Ste T, Humble, TX 77346 — 7 min

Full-service, hospital-affiliated 24/7 emergency room, including maternity triage.

Family First ER: Atascocita Emergency Room

19143 W Lake Houston Pkwy, Atascocita, TX 77346 — 11 min

Freestanding 24/7 ER known for short wait times and a family-friendly staff.

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CHURCHES NEARBY

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FAITH COMMUNITY NOTE

The Humble and Atascocita area along W Lake Houston Pkwy and N Sam Houston Pkwy is home to a range of active congregations, several within a 10-minute drive of Balmoral.

WORSHIP NEARBY

Seven- to twelve-minute options across a range of congregations.

Atascocita Community Church

17271 W Lake Houston Pkwy, Humble, TX 77346 — 7 min

Nondenominational church with strong children's and student ministries and an easy first-visit process.

Woodlands Church Atascocita

18111 W Lake Houston Pkwy, Humble, TX 77346 — 9 min

Contemporary worship campus known for its welcoming, family-first culture and active small groups.

Houston Northeast Church

18000 W Lake Houston Pkwy, Humble, TX 77346 — 9 min

Bible-centered congregation with an active small-group ministry and multiple Sunday service times.

New Covenant Church

901 Wilson Rd, Humble, TX 77338 — 9 min

Longstanding congregation known for deep community roots and traditional worship.

Grace Church of Humble

7224 N Sam Houston Pkwy E, Humble, TX 77396 — 12 min

Large multicultural congregation offering a Spanish-language service alongside its English services.

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AREA HIGHLIGHTS

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COMMUNITY HIGHLIGHT

Balmoral is home to Texas's original Crystal Clear Lagoon — a 5-acre blue-water amenity with a sandy beach, paddleboarding, kayaking, and a swim-up bar, reserved for residents just steps from Arbeadie Drive.

PARKS & FAMILY OUTINGS

Seven- to eighteen-minute options for an afternoon out.

Atascocita Park

17302 W Lake Houston Pkwy, Atascocita, TX 77346 — 7 min

Quiet walking trails along a wetland with lily pads, turtles, and wading birds — rarely crowded.

Old MacDonald's Farm

3203 FM 1960 Rd E, Humble, TX 77338 — 9 min

Hands-on petting farm with a playground and train ride — a popular pick for birthday outings.

Schott Park

8510 Will Clayton Pkwy, Humble, TX 77338 — 9 min

Five-mile wooded trail system with workout stations, a basketball court, and a large pavilion.

Cosmic Air Adventure Park & Arcade

256 FM 1960 Bypass Rd E, Humble, TX 77338 — 12 min

Indoor trampoline park and arcade — a reliable rainy-day favorite for kids.

Jesse H. Jones Park & Nature Center

20634 Kenswick Dr, Humble, TX 77338 — 18 min

300+ acre nature preserve with hiking trails, a working gristmill exhibit, and cypress swamp scenery.

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