

# 12006 Ashcroft Drive

Houston, TX 77035 | Westbury Sec. 4 | 3 Bed / 2 Bath / 1,804 SF / 8,400 SF Lot / Built 1960

## Property Overview

Beautifully renovated one-story home in established Westbury on an oversized lot with great curb appeal. This 3-bed, 2-bath home offers an open-concept layout with fresh interior/exterior paint, new windows, interior/exterior doors, garage doors, and LVP and tile flooring. Major updates include a new electrical panel, new ductwork, updated lighting and ceiling fans. The updated kitchen features quartz countertops, soft-close cabinets, new backsplash, and new range, dishwasher and microwave. Both baths are fully updated with new vanities, tub, glass shower and fixtures. A formal dining room doubles as a home office or game room, and the oversized, fully fenced backyard includes a covered patio. Located outside the FEMA floodplain.

## Complete List of Updates & Improvements

### Interior Finishes

- New interior paint and texture
- New trim on windows and doors; new baseboards
- New luxury vinyl plank flooring in living areas and bathrooms; tile throughout remaining areas
- New windows
- Interior doors replaced with new hardware
- New light fixtures and ceiling fans

### Electrical

- New electrical panel
- New light fixtures throughout
- New exhaust fans
- New GFCI outlets, switches and cover plates

### Kitchen - Completely Updated

- Quartz countertops
- All soft-close cabinets
- New backsplash
- New electric range, dishwasher and microwave

### Exterior

- New exterior paint
- Exterior doors replaced with new hardware
- Garage doors replaced
- Hardie backer board and exterior vents replaced
- Ventilation covers replaced
- Oversized, fully fenced backyard with covered patio

### HVAC

- New ductwork
- Full HVAC tune-up and A/C unit servicing
- New ventilation covers
- New ceiling fans

### Bathrooms - Completely Updated

- New vanities, sinks and faucets
- New tub and toilets
- New shower pan with glass walls
- New shower valves and systems

## Location & Community Highlights

### Schools

- Zoned to Anderson Elementary, Fondren Middle and Westbury High (HISD)
- Westbury Christian School (PK-12) nearby
- St. Nicholas School Southwest Campus (K-8) nearby

### Parks, Shopping & Access

- Lee Hager Park, Platou Community Center, Willow Waterhole Greenway and Brays Bayou trails
- Meyerland Plaza, Braeswood Square, H-E-B and Target
- Loop 610, US-59 and Sam Houston Tollway; short drive to Texas Medical Center, NRG Stadium and the Galleria

Flood status, school zoning and all information herein should be independently verified by buyer. Appliances conveyed per seller's disclosure.

**Porshae' Brown, REALTOR®**

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