

11922 BRIARWOOD HILL WAY

HOUSTON, TX 77051



3
BEDROOMS



3.5
BATHROOMS



DEDICATED
OFFICE/FLEX ROOM



GATED
COMMUNITY



NO REAR
NEIGHBORS

Beautifully maintained and thoughtfully upgraded, this home combines flexible living spaces, modern technology, privacy, and an exceptional location—offering a quiet gated-community setting just minutes from the heart of Houston.

HOME HIGHLIGHTS



CHEF-INSPIRED KITCHEN

Quartz countertops, ceramic tile backsplash, GE stainless steel appliances, and upgraded cabinetry with glass-front display doors flanking the range.



TWO PRIMARY SUITES

Two spacious third-floor primary suites, each with a private ensuite bath featuring a frameless glass shower, deep soaking tub, dual vanities, and separate water closet.



FLEXIBLE FIRST-FLOOR LIVING

First-floor bedroom with full bath plus a dedicated home office/flex room — ideal for guests, multigenerational living, or working from home.



OPEN-CONCEPT MAIN LIVING AREA

Expansive second floor with high ceilings, abundant natural light, and seamless flow between the kitchen, dining, and living areas.



COMPREHENSIVE SMART-HOME FEATURES

Nest thermostats on every floor with multi-zone HVAC, owned alarm system with motion and glass-break detectors, video doorbell, smart locks on the front and bedroom doors, and programmable exterior lighting.



PREMIUM WINDOW COVERINGS

SheerWeave 5000 shades provide a polished contemporary look while helping manage light and privacy.



PRIVATE OUTDOOR SPACE

Fully fenced backyard with no rear neighbors, providing increased privacy, reduced noise, and a peaceful setting perfect for pets, play, or outdoor relaxation.

KIRBY LANDING COMMUNITY



SECURE
GATED ENTRY



WALKING TRAIL
AND DOG PARK



GREEN SPACE
FOR GATHERINGS
AND RECREATION



GUEST
PARKING



WELL-MAINTAINED
COMMON AREAS
AND LIGHTING



HOA MAINTAINS
FRONT YARD
LANDSCAPING



LOW HOA DUES
— ONLY \$1,200
ANNUALLY!

EXCEPTIONAL HOUSTON LOCATION



JUST A FEW MINUTES' WALK TO:

Houston City College – South Campus
SaberCats Stadium
Houston Sports Park



APPROXIMATELY 6 MINUTES TO:

Wildcat Golf Club



APPROXIMATELY 12 MINUTES TO:

Texas Medical Center
Downtown Houston
Museum District
NRG Stadium

Convenient access to SH 288, I-610, and Beltway 8, providing easy connectivity to employment centers, healthcare, shopping, dining, entertainment, and other destinations throughout Houston.



A GREAT PLACE TO
CALL HOME