

1321 Chamboard Lane

Oak Forest

Interior

- 2,437 Sq Ft
- Built in 2012
- 3/4 Bedrooms | 2.5 Baths
- 24kW Generac Generator
- Trane 3.5-ton XR16, 16 SEER HVAC system installed in May 2019, including the condenser, evaporator coil, furnace, plenum with collars and dampers, AprilAire whole-house media air filtration system, and Honeywell T6 programmable thermostat
- Enviro whole-home water filtration system
- Attached two-car garage with a LiftMaster garage door opener and myQ smart connectivity
- Tankless water heater
- Hardwood floors in all bedrooms and living spaces
- Back hall mudroom area with hooks, a bench, and a large storage closet

Dining Room

- Open to the living room and kitchen
- Wainscoting wood panel details

Study

- Double French doors
- Large storage closet
- Additional door connecting to the back hallway
- Flexible space that can also serve as a guest bedroom

Living Room

- Gas-log fireplace with brick surround and wood mantel
- Built-in bookshelves flanking the fireplace
- Vaulted ceilings with recessed lighting and in-ceiling speakers
- Open to the kitchen and dining areas

Kitchen

- Granite countertops with white subway tile backsplash
- Large island with seating for four
- Stainless steel appliances, including double ovens, a built-in microwave, gas cooktop, and side-by-side refrigerator
- Walk-in pantry with shelving
- Spacious breakfast nook with built-in corner bench seating and a storage cabinet

Primary Suite

- Tray ceiling with recessed lighting and a ceiling fan
- Built-in shelving with drawers and upper bookshelves
- Primary bath with a soaking tub and separate glass-enclosed shower
- Private water closet
- Two separate vanities
- Spacious walk-in closet

Secondary Bedrooms & Bathroom

- Two bedrooms with hallway bathroom
- Hallway bathroom with a double-sink granite vanity, tile flooring, and a tub/shower combination

Utility Room

- LG washer & dryer included in sale
- Storage cabinets and hanging rods

Exterior

- 8,690 sq ft lot
- Double-wide driveway with in-ground basketball hoop and backstop net
- Spacious front patio
- Rain bird sprinkler system



713-594-3125

Kelly.law@sothebys.realty

All amenities should be verified by buyer

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Backyard

- In-ground pool and attached spa, built in 2020, featuring a lap lane, spacious tanning shelf, and a waterfall that flows from the hot tub spa into the pool
- Pool pump recently replaced
- Large covered patio with three distinct areas: an outdoor kitchen, a central space for a dining table or patio seating, and a built-in bar
- Outdoor kitchen with a built-in grill, prep sink, storage cabinets, and space for a mini fridge
- Central patio area with a ceiling fan and room for dining or lounging
- Built-in bar with a wall-mounted TV and space for a second mini fridge
- Pool bathroom accessible directly from the backyard
- Plumbing in place for a future outdoor shower
- Beautiful, mature landscaping, including holly trees planted along the back fence for privacy

Community

- Established Oak Forest neighborhood with mature trees and a mix of classic and newer homes
- Nearby parks and outdoor recreation, including Oak Forest Park, Candlelight Park, T.C. Jester Park, and the White Oak Bayou Greenway trails
- Close to neighborhood restaurants, coffee shops, and everyday conveniences
- Convenient access to the Heights, Downtown Houston, and major Houston thoroughfares
- Zoned to Oak Forest Elementary, Black Middle School, and Waltrip High School



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