



**\$1400/mo**

1806 Wooded Acres Drive  
Humble, TX 77396

**Life. Well Lived.**

**3 BED**

**2 BATH**

**1797 SQFT**

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FEATURES

Air Conditioner  
Dishwasher  
Disposal

Garage  
Gas Range  
Refrigerator

W/D Hookup

# FLOORPLANS



Disclaimer: The floorplans depicted and the stated dimensions in this illustration are indicative only and serve as an approximation of existing structures and features. This illustration is not guaranteed to be accurate or complete. The accuracy of all information should be verified through personal inspection and/or with appropriate professionals.









BEWARE OF LEASING FRAUD! If you believe someone else is trying to rent you this home or have any questions regarding leasing fraud, please call our Fraud Prevention Hotline at 877.241.9085 or email us at [TAHFraud@TriconAH.com](mailto:TAHFraud@TriconAH.com). To learn more, visit [TriconAmericanHomes.com/fraud-prevention](http://TriconAmericanHomes.com/fraud-prevention).

Completed applications approved on "first-come, first-served" basis. Please drive by the home first and then call us for a private showing.

- Non-refundable application fee: \$45 per occupant of age 18 or older
- One-year lease minimum
- Non-refundable, for all approved applicants, holding fee: \$250 per application
- Utilities: Resident pays for all utilities including trash, sewer, and water
- Animals approved with pet fee and monthly animal rent
- Breed Restrictions: American Pit Bull Terrier, American Staffordshire Terrier, Bull Mastiff, Chow, Doberman, Pit Bull, Presa Canario, Rottweiler, Wolf, Wolf hybrids, any combination mix of the foregoing breeds, and any other breed or type that Landlord deems to have similar characteristics.
- Maximum two animals allowed
- Equal Housing Opportunity
- Pricing is subject to change without notice. Some pricing may include special offers based on lease terms and date of occupancy.
- Security deposit varies based upon credit criteria; however standard security deposit equals one month's rent.
- Pool Maintenance Fee: \$95 per month pool maintenance fee will be added to any home with a pool.
- Applicants applying to a home associated with a HOA may be held to higher screening requirements and additional application processes.
- Approved Applicants are required to execute a Lease Agreement and submit the full security deposit within 48 hours after approval of the Lease. The Lease start date must be within 14 days after approval. This requirement is applicable to all Approved Applicants, even if they have not seen the inside of the home.
- This home is part of an HOA, and may have additional rental qualifications and policies. Please consult with your Leasing Agent for more details.
- AZ Residents Only: A state-specific \$225 administrative fee will be added to all leases.

Please visit us at [www.TriconAmericanHomes.com](http://www.TriconAmericanHomes.com)

<b>NEARBY SCHOOLS</b>	<b>DISTANCE</b>	<b>PHONE</b>
Humble High School (9-12)	0.47 miles	(281) 641-6300
Quest Early College High School (9-12)	0.47 miles	(281) 641-7300
River Pines Elementary School (PK-5)	0.51 miles	(281) 641-3300
Ross Sterling Middle School (6-8)	0.57 miles	(281) 641-6000
Lychner State Jail (n/a)	0.77 miles	(281) 454-5036
Lakeland Elementary School (PK-5)	1.1 miles	(281) 641-1200
Jack M Fields Sr Elementary School (PK-5)	1.44 miles	(281) 641-2700
Whispering Pines Elementary School (PK-5)	1.74 miles	(281) 641-2500
Humble Middle School (6-8)	1.93 miles	(281) 641-4000
The Rhodes School - Humble (PK-8)	2.15 miles	(281) 319-9300
Park Lakes Elementary School (PK-5)	2.29 miles	(281) 641-3200
Highpoint East (6-12)	2.5 miles	
North Belt Elementary School (PK-5)	2.93 miles	(281) 641-1300
Ridge Creek El (PK-5)	2.99 miles	(281) 641-3700
Humble Elementary School (PK-5)	3.08 miles	(281) 641-1100

Data by [GreatSchools.org](https://www.GreatSchools.org)