



4  
BED

3  
BATH



3549  
SQ FT

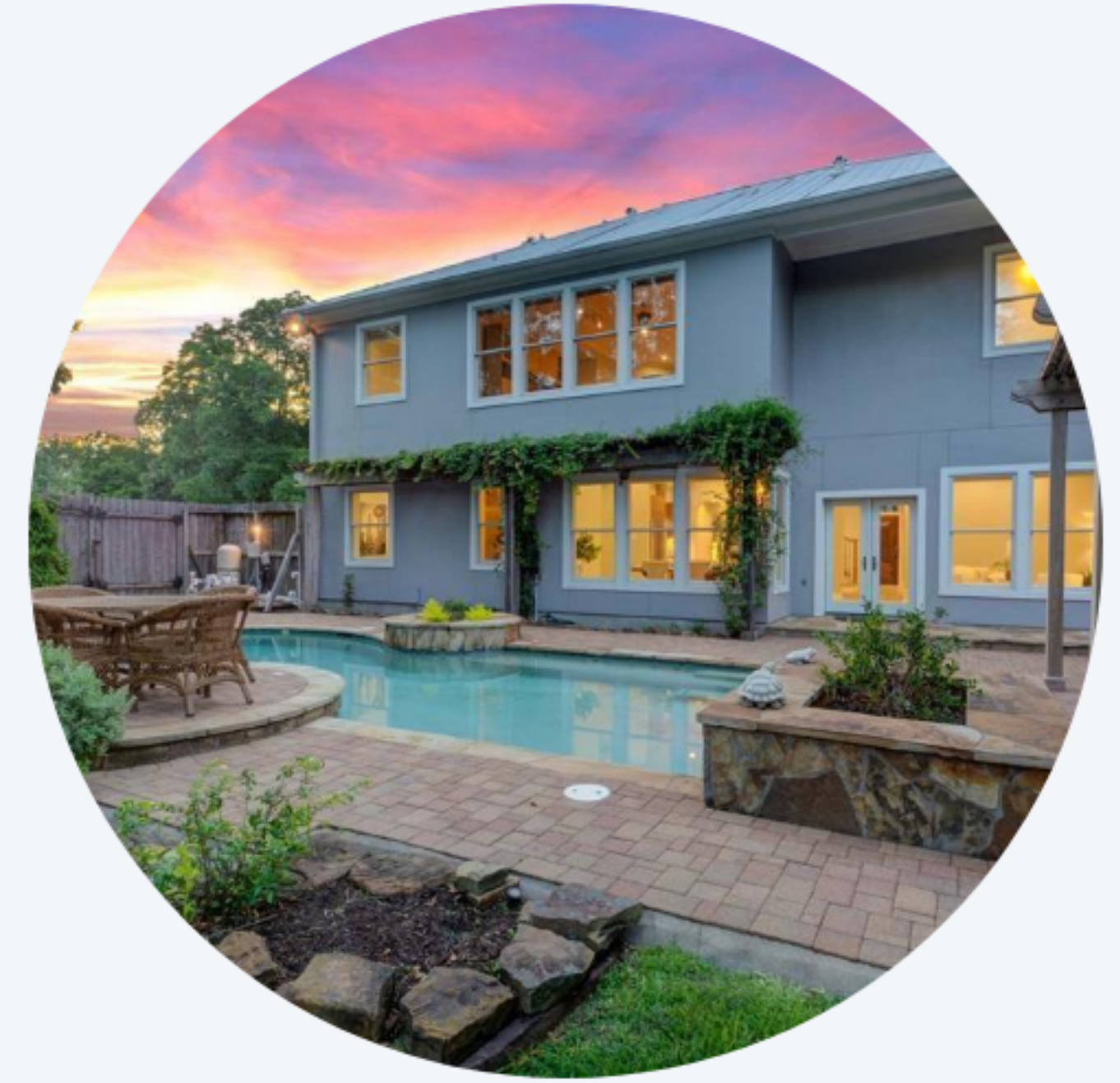
2002  
BUILT IN





## SUMMARY

Custom designed & updated modern marvel located on a gigantic 11,343 lot in Spring Branch's highly sought after Timber Creek subdivision w/POOL. Constructed of Insulated Concrete Form, offering superior construction & energy efficiency. Stunning updates throughout including a renovated gourmet kitchen w/SS built-in gas range w/vent hood, double ovens, quartz countertops, subway tiled backsplash & custom modern cabinetry. Spacious yet cozy living room allows you to curl up by the fireplace & enjoy breathtaking views of the backyard pool oasis. Mature Oak trees & pergola patio provide shade to the saltwater swimming pool.



### VERY CONVENIENT AREA

Most major services in this area are located within **1** mile.



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



### NEIGHBORHOOD EATS

This home is located near **170** moderately priced restaurants rated four stars and up.



### GREAT SCHOOLS

The schools for this home are **above average** for this neighborhood



8745 TOLLIS ST, HOUSTON, TX 77055

# AREA REPORT



## VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



GROCERIES



GAS



GYM



PHARMACY



CLEANERS



0.6 MILES

0.6 MILES

0.7 MILES

0.8 MILES

0.8 MILES

CINEMARK

MOVIE THEATER



COFFEE



MEDICAL



ATM

4 MILES

2 MILES

0.9 MILES

0.9 MILES



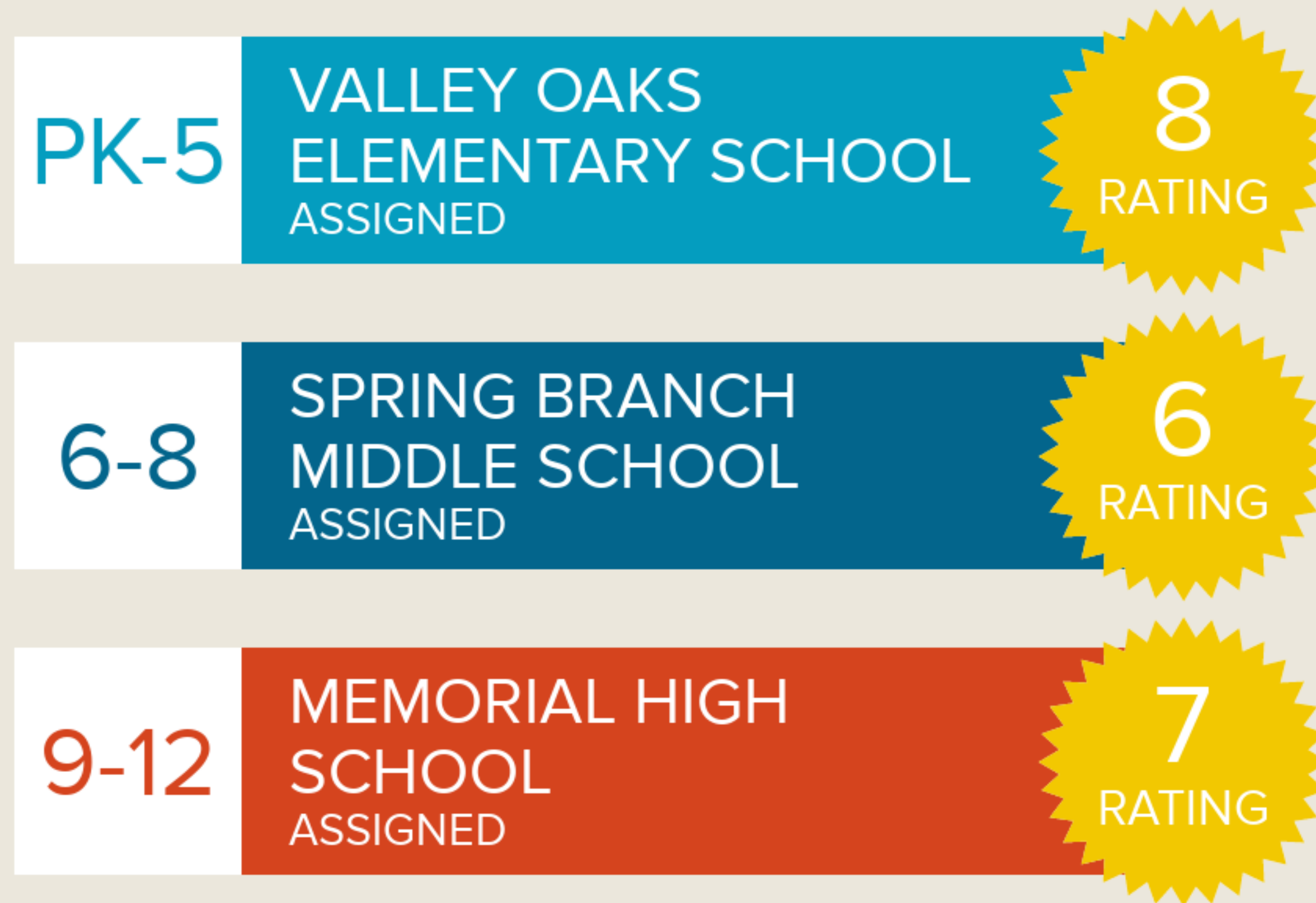
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# SCHOOL REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **53** private schools and **4** charter schools within **5** miles.





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# OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	<b>PARK</b> <b>HEDWIG PARK</b>	<b>1.1</b> MILES
	<b>GOLF COURSE</b> <b>CLUB CHAMPION GOLF</b>	<b>2.9</b> MILES
	<b>HIKING</b> <b>NICHOLSON HIKE &amp; BIKE TRAIL</b>	<b>6.1</b> MILES
	<b>DOG PARK</b> <b>PEGGY H SHIFFICK PARK</b>	<b>7.6</b> MILES





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# FOOD REPORT



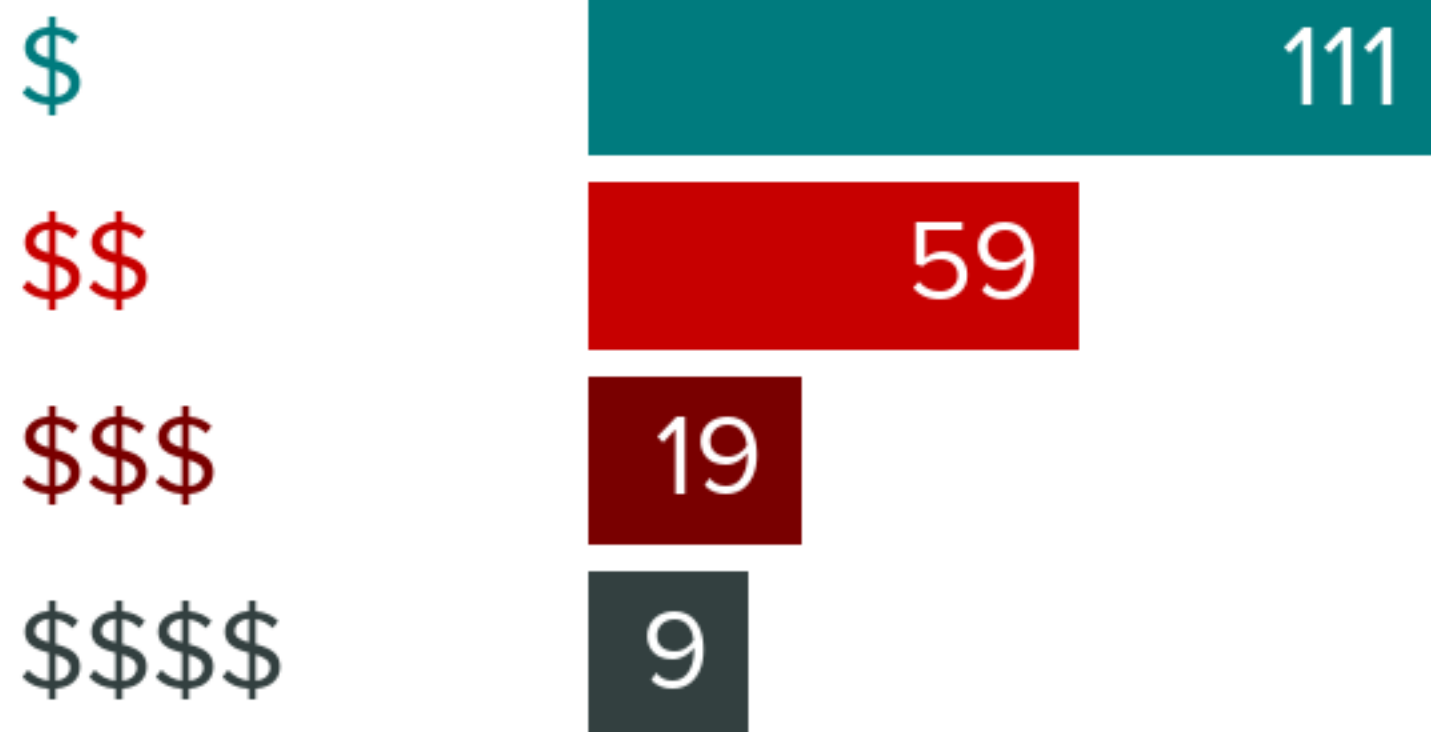
## NEIGHBORHOOD EATS

This home is located near **170** moderately priced restaurants and has an **above average** variety of cuisines.

# 206



WITHIN 5 MILES



### GOOD EATS BY CATEGORY

AMERICAN	77
BARBECUE	17
FAST FOOD	16
ASIAN	16
STEAKHOUSES	13
INTERNATIONAL	12
SEAFOOD	10
MEXICAN	8
CHINESE	7
OTHER	17