

25438 SADDLEBROOK CHAMPION WAY, TOMBALL, TX 77375

3 BD | 2 BA | 1,616 SQ. FT

OFFERED AT

\$238,700

# OPEN HOUSE

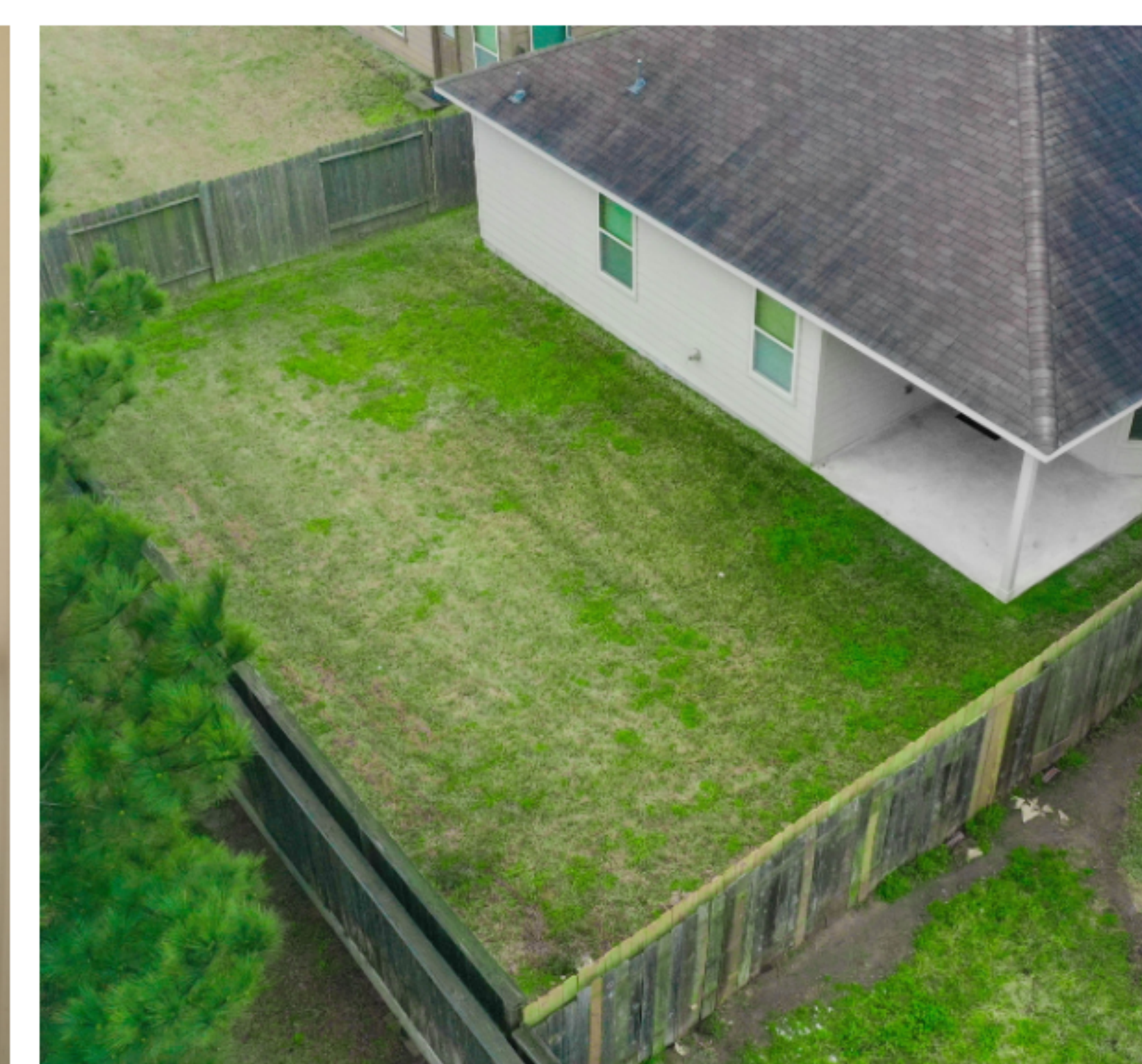
FRI 3/5 · 1PM - 4PM & SAT 3/6 · 12PM - 3PM



To get listing and finance info about this property, text **LIST4719215** to **800.701.6509**

## ABOUT THIS PROPERTY

This home boasts high ceilings open concept floor plan hard surface flooring throughout, ample cabinet space and huge kitchen. Owners retreat offers large space for king size furniture, double sinks, frameless shower and soaking tub, oversized walk in closet and views of the backyard. The two secondary bedrooms both offer high ceilings, decorative fixtures and ample closets. Guest bath is has a large counter and built in linen closet. Saddlebrook Ranch is just minutes to Tomball, Grand Parkway and local attractions and entertainment. Zoned to acclaimed KISD.



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AREA REPORT

CONVENIENT

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

- GAS  
0.3 MI
- MEDICAL  
0.9 MI
- CLEANERS  
0.9 MI
- GYM  
0.9 MI
- PHARMACY  
1 MI
- COFFEE  
1.3 MI
- ATM  
1.6 MI
- GROCERIES  
3.9 MI
- MOVIE THEATER  
5.1 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 12 private schools and 1 charter school within 5 miles.

- 9 RATING**  
PK-5 METZLER ELEMENTARY SCHOOL  
ASSIGNED
- 6 RATING**  
6-8 HILDEBRANDT INTERMEDIATE SCHOOL  
NEARBY
- 6 RATING**  
9-12 KLEIN OAK HIGH SCHOOL  
ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- DOG PARK  
BURROUGHS PARK  
(0.9 MILES)
- GOLF COURSE  
AUGUSTA PINES GOLF CLUB  
(1.2 MILES)
- PARK  
ARTIST GROVE PARK  
(3.5 MILES)
- LAKE  
LAKE APACHE  
(9.3 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 25 moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

MEXICAN .....	4	CAFES .....	
PIZZA .....	3	COFFEE AND TEA HOUSES ..	2
AMERICAN .....	3	BAKERIES .....	2
SEAFOOD .....	2	BARBECUE .....	2
FAST FOOD .....	2	OTHER .....	4
JAPANESE .....	2		

