

ListReport for

8215 Edgemoor Drive,
Houston, TX 77036

3BD | 2BA | 1,871 SQ. FT



EVAN COMPEAN

Champions Real Estate Group
NMLS# 617930

m: (281) 901-0140 | **o:** (281) 901-0140

e: evan@thecompeangroup.com

w: www.TheCompeanGroup.com

6117 Richmond Ave Ste-120, Houston, TX 77023



STEVEN CASTANEDA

Mortgage Specialist
NMLS# 286120

m: (281) 817-6292

e: steve@triumphlending.com

w: stevecastaneda.com

12075 Spring Cypress Rd, Tomball, TX 77377
Branch NMLS# 356478



3
BED

2
BATH



1,871
SQ FT

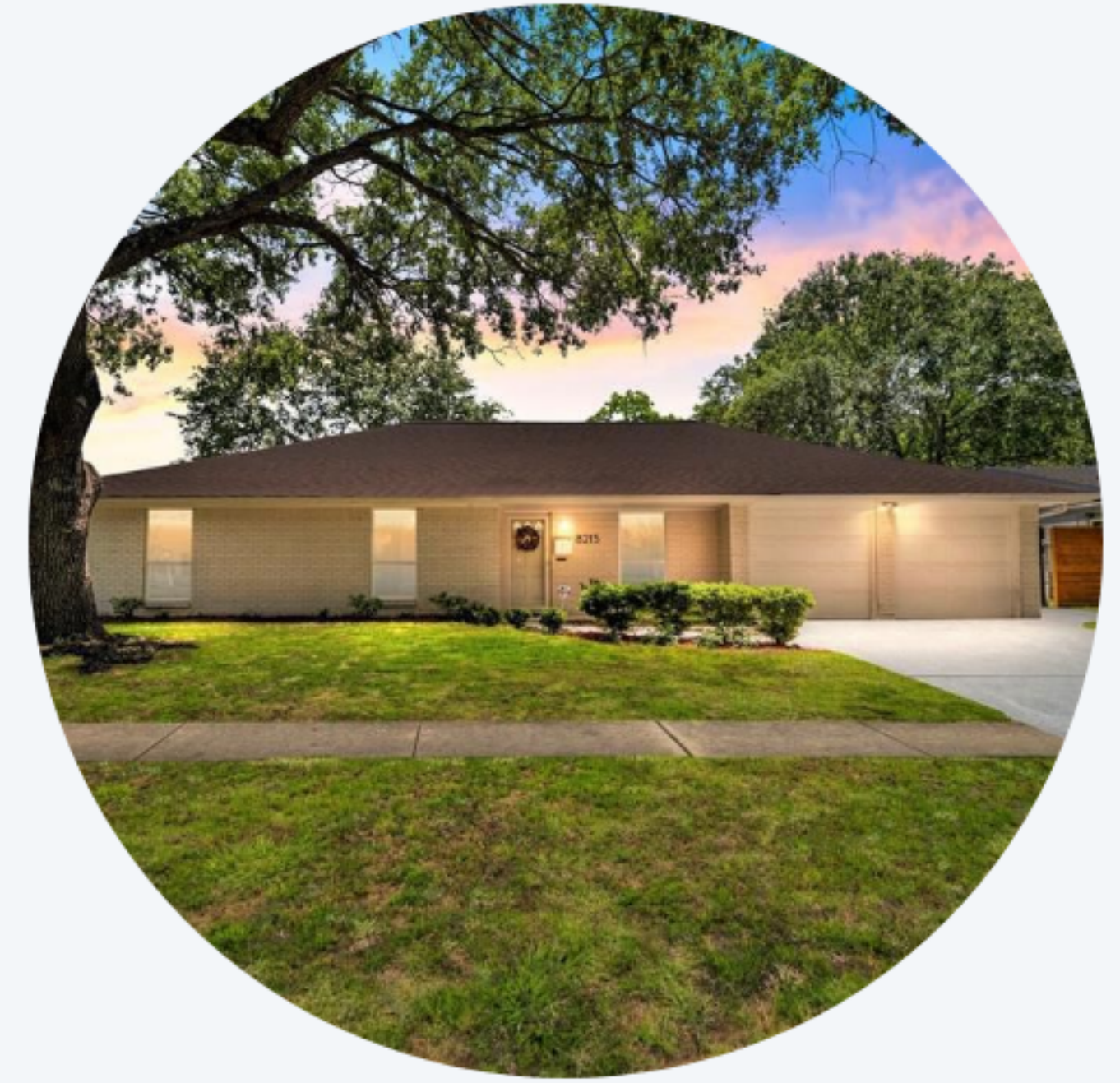
1963
BUILT IN





SUMMARY

3D TOUR AVAILABLE ONLINE! Recently Updated 3 bed/2bath ranch style 1 story w/a stunning backyard POOL & PATIO oasis! Home is situated on a huge 9,344 sq. ft. lot w/tons of upgrades! Home has had recent windows, tankless hot water heater, pool re-plaster, plumbing updates, roof & so much more! Interior boasts an ideal floorplan perfect for entertaining w/the oversized living/dining area. Secondary bedrooms are oversized & upgraded w/tile flooring & ample closet space. Home features 2 utility rooms, 1 in the attached 2 car garage & the other is located in the upgraded secondary bathroom.



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 **average** for this neighborhood



8215 EDGEMOOR DRIVE, HOUSTON, TX 77036

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.



MEDICAL



GROCERIES



GAS



PHARMACY



CLEANERS



0.3
MILES

0.6
MILES

0.8
MILES

0.8
MILES

0.9
MILES



MOVIE THEATER



GYM



ATM



COFFEE

3.1
MILES

1.8
MILES

1.3
MILES

1.1
MILES



8215 EDGEMOOR DRIVE, HOUSTON, TX 77036

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **56** private schools and **27** charter schools within **5** miles.

2-5

PAT NEFF ELEMENTARY
NEARBY

6-8

SUGAR GROVE
ACADEMY
ASSIGNED

9-12

SHARPSTOWN HIGH
SCHOOL
ASSIGNED





8215 EDGEMOOR DRIVE, HOUSTON, TX 77036

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE SHARPSTOWN PARK GOLF COURSE	0.5 MILES
	PARK PARKS DEPARTMENT	1.6 MILES
	HIKING JAPANESE GARDEN AT HERMANN PARK	8.4 MILES
	DOG PARK PEGGY H SHIFFICK PARK	9.1 MILES

25

PARKS



WITHIN
10 MILES

1

HIKING

2

DOG
PARKS

19

GOLF
COURSES



8215 EDGEMOOR DRIVE, HOUSTON, TX 77036

FOOD REPORT



NEIGHBORHOOD EATS

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

189



WITHIN 5 MILES

\$

102

\$\$

68

\$\$\$

7

\$\$\$\$

5

GOOD EATS BY CATEGORY

AMERICAN	50
ASIAN	36
FAST FOOD	18
BARBECUE	15
CHINESE	14
INTERNATIONAL	13
MEXICAN	8
SEAFOOD	8
DELIS	4
OTHER	12

To learn more about this home or obtain financing information, please contact:



EVAN COMPEAN

Champions Real Estate Group
NMLS# 617930

m: (281) 901-0140 | **o:** (281) 901-0140

e: evan@thecompeangroup.com

w: www.TheCompeanGroup.com



6117 Richmond Ave Ste-120, Houston, TX 77023



STEVEN CASTANEDA

Mortgage Specialist
NMLS# 286120

m: (281) 817-6292

e: steve@triumphlending.com

w: stevecastaneda.com



12075 Spring Cypress Rd, Tomball, TX 77377
Branch NMLS# 356478



Copyright 2020 Triumph Lending – A Division of Network Funding, LP | NMLS 2297 (www.nmlsconsumeraccess.org/EntityDetails.aspx/COMPANY/2297) 9700 Richmond Avenue, Suite 320, Houston, TX 77042 | Equal Housing Opportunity.