



*Just  
Listed*

**COZY, HIP TOWNHOME ENJOYS LONG-  
COVETED WEST MEMORIAL LOCATION**

---

Tucked into a westside Memorial-area locale with a lifestyle that's been sought after for generations, this stylish two bed/ two-and-a-half bath townhome delivers lock-and-leave living, the plush surroundings of Memorial Bend Place/Boheme Drive, walkable dining/shopping, and zippy freeway access.

**12707 BOHEME DRIVE #203 | HOUSTON, TX 77024**

**\$315,000**



## SUMPTUOUS WOODS, SUN-KISSED SPACES ABOUND IN BOHEME TOWNHOME

Distinguished for its gleaming wood floors throughout and marvelous custom accent wall anchoring an open-plan design, this property confirms a long tradition of excellent living. Colossal built-in book shelf wall and a swirling light fixture that blends Zen and industrial vibes set off the dining area. Owners' suite: dual vanities; deep, garden soaking tub with fanciful tile ribbon; floor-to-ceiling bath storage; walk-in closet. Sunny kitchen: granite counters, GE appliances,

in-sink water filtration spigot, crystal cabinet knobs, Lucite drawer pulls, reach-in pantry. Flex space off kitchen perfect for work or play space. Second bedroom with ensuite bath. Laundry room. Juliet balcony overlooking leafy canopy. HOA fees cover individual unit's exterior maintenance and townhome insurance, community center's fitness and great room spaces, resort-style pool area. Zoned to highly acclaimed Spring Branch schools.



# FEATURES AND UPGRADES

## **SIGNATURE FEATURES**

- Open Floor Plan With Flowing Living Room, Dining, and Kitchen
- Second Floor Flex Space
- Custom Horizontal Wood Tile Decorative Media Niche in Living Room
- Wood Floors in Living Areas, Stairways, and Bedrooms With Wood-Look Ceramic Tile in Foyer
- Third-Floor Bedrooms With Neutral Paint, Large Closets, and En-Suite Bathrooms
- Updated Lighting and Plumbing Fixtures Throughout
- Ceiling Fans in Living Room and all Bedrooms
- Two Inch Indoor Slatted Blinds
- Paneled Interior Doors With Decorative Crystal Door Knobs
- Extensive Built-in Shelves in Dining Area
- Well-Located, Second Floor Half Bathroom
- Second Level Step-Out Balcony
- Freshly-Painted Neutral Interior
- Sought-After Street Facing Unit

## **KITCHEN & DINING**

- Large Breakfast Bar With Granite Countertops
- Reach-in Pantry
- Square Raised Panel Cabinets in Classic Wood Tones With Crystal Knobs and Pulls
- GE Stainless Steel Appliance Suite Including Smooth-Top Electric Range, Side-by-Side Refrigerator, and Built-in Microwave Oven
- Dual-Bay Sink With Pull-Out Sprayer and Filtered Water Spigot

## **OWNERS' SUITE**

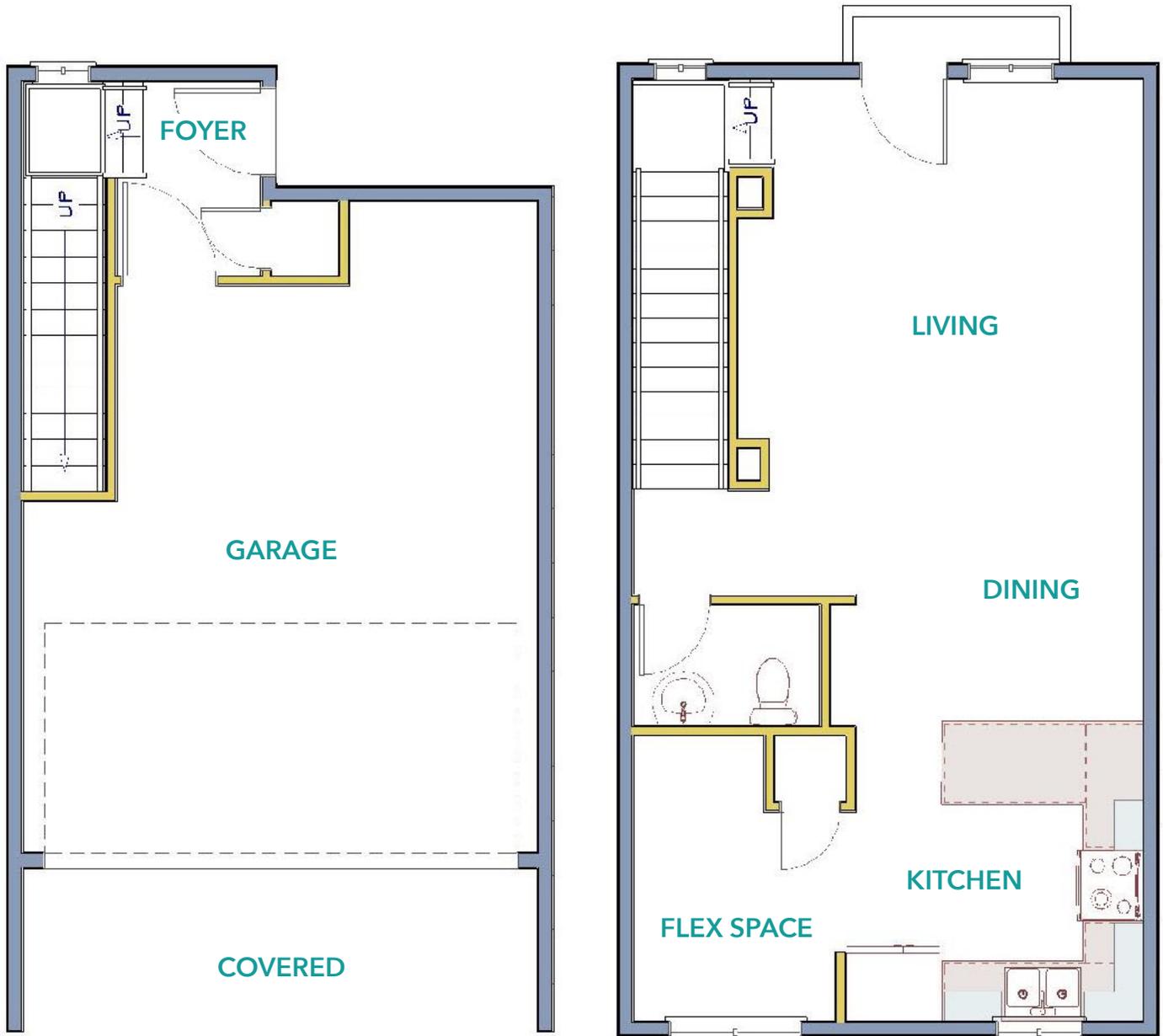
- Long Vanity With Dual Sinks With Recent Brushed Nickel Faucets, Light Fixtures, and Decorative Framed Mirrors
- Expansive Linen Storage and Large Walk-in Closet
- Deep, Garden Soaking Tub

## **FOUNDATION, MECHANICAL SYSTEMS, AND GENERAL**

- Nest Thermostats
- Low-E Double Pane Insulated Vinyl Framed Windows
- Fire Suppression System

# FLOOR PLAN

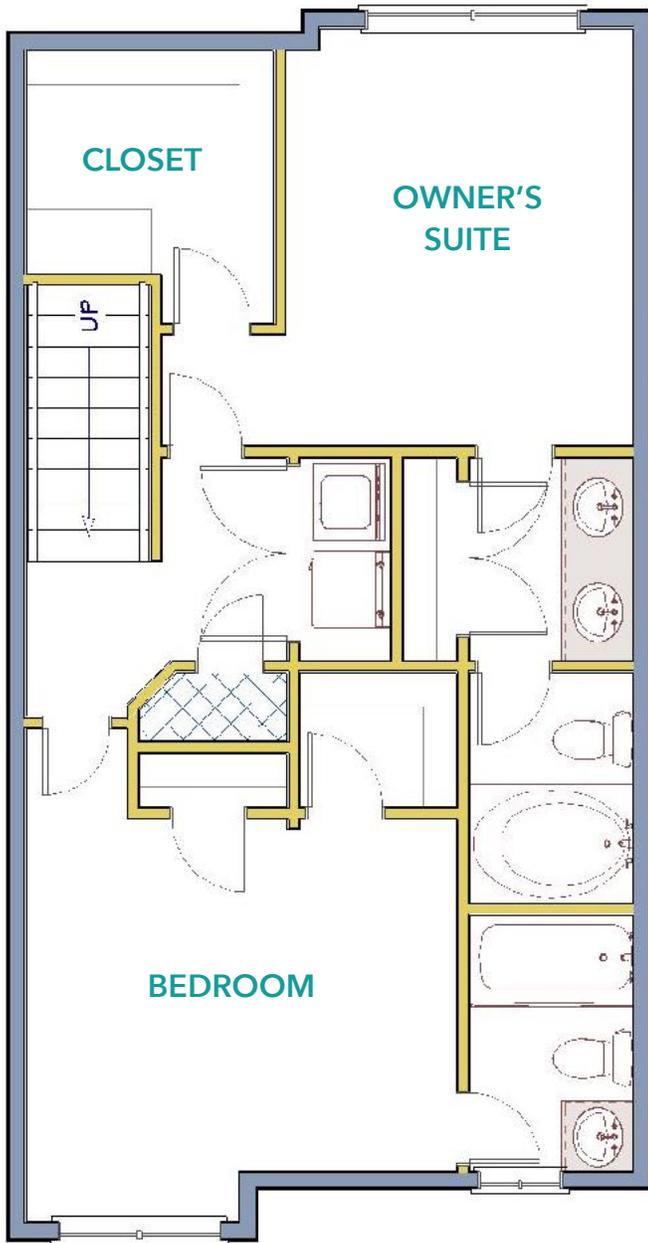
*The thoughtfully designed residence at 12707 Boheme Drive boasts a FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of places to tuck away for private time to work, rest, or play!*



**FIRST FLOOR**

**SECOND FLOOR**

Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.



THIRD FLOOR

## Key Measurements

Living	14 x 14
Dining	10 x 8
Kitchen	11 x 10
Flex Space	10 x 7
Primary Bedroom	13 x 13
Primary Bathroom	13 x 5
Secondary Bedroom	13 x 12
Secondary Bathroom	8 x 5

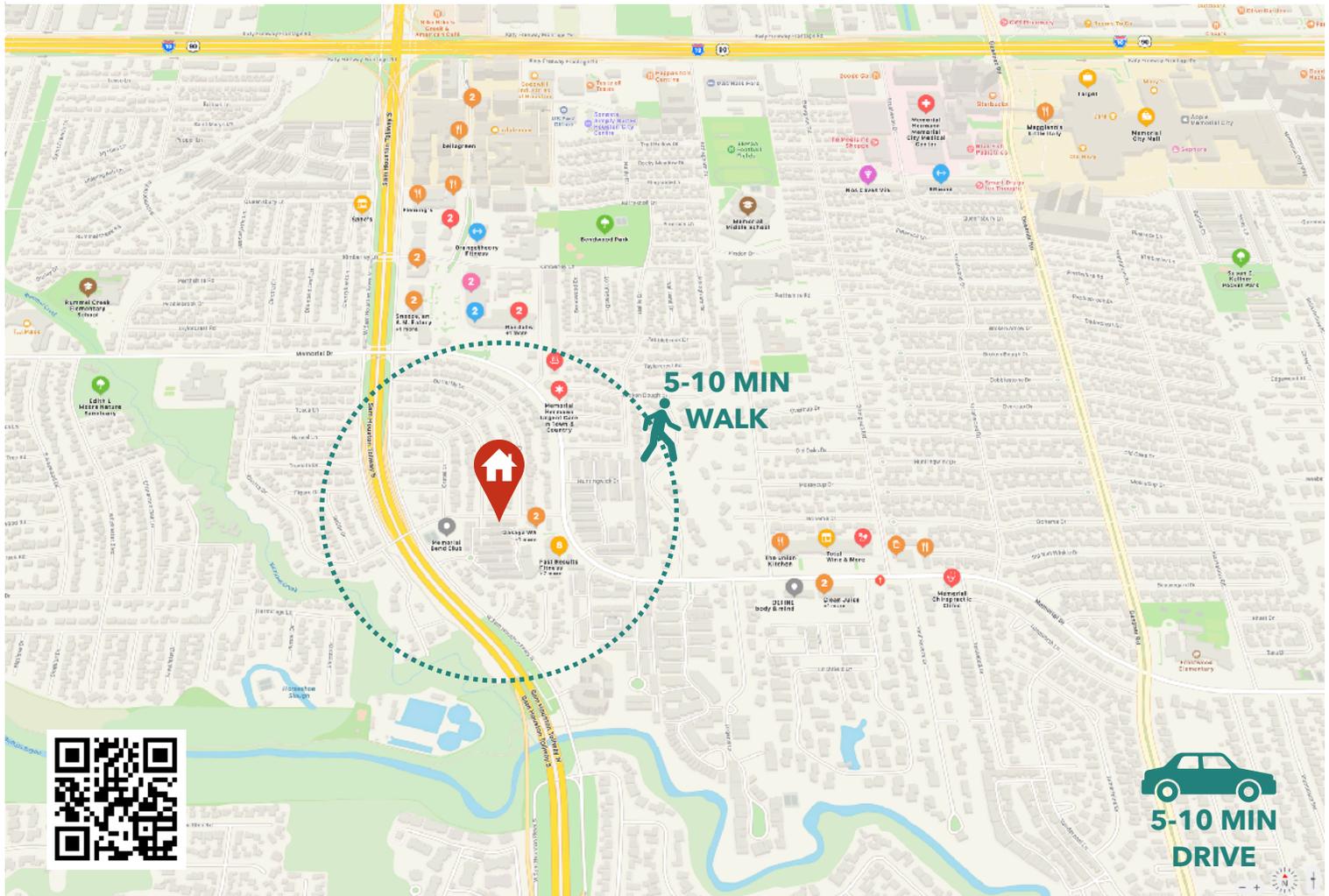


## Non-Realty Items

With an accepted offer, the following non-realty item will convey with the sale of the property:

- GE 22.1 Cu. Ft. Side-By-Side Stainless Steel Refrigerator with Dispenser
- Samsung 4.5 cu. ft. Top Load Washer with Vibration Reduction Technology
- Samsung 7.4 cu. ft. Electric Dryer
- Flatscreen Television and Mount

# NEIGHBORHOOD GUIDE



## 5 - 10 MIN WALK



## 5 MIN DRIVE



## 5 - 10 MIN DRIVE



IZAKAYA WA  
12665 Memorial Dr



CITYCENTRE  
800 Town and Country Blvd



H-E-B  
9710 Katy Freeway



MEMORIAL BEND CLUB  
12805 Boheme Dr



MEMORIAL CITY MALL  
3115 Allen Pkwy



KROGER  
14344 Memorial Dr



TRES MARKET FOODS  
12699 Memorial Dr



MEMORIAL MIDDLE SCHOOL  
12550 Vindon Dr



LAKESIDE COUNTRY CLUB  
100 Wilcrest Dr



TOWN & COUNTRY VILLAGE  
12850 Memorial Dr



RUMMEL CREEK ELEMENTARY  
625 Brittmoore Rd



MEMORIAL HIGH SCHOOL  
935 Echo Ln



STARBUCKS  
12850 Memorial Dr



ORANGE THEORY FITNESS  
700 Town and Country Blvd



SUSAN C KELLNER PARK  
12005 Kimberley Ln



TERRY HERSHEY BIKE TRAIL  
Sam Houston Tollway at Buffalo Bayou



EDITH MOORE NATURE SANCTUARY  
440 Wilchester Blvd



WHOLE FOODS  
11041 Westheimer Rd



# Features

2  2.5  1,392 SF 

Area Memorial West

Property Type Condominium Townhouse

Stories 3

Year Built 2002

Nearby Parks Terry Hershey, Bendwood, Edith Moore Nature Sanctuary

Walk/Bike Scores 63 — Somewhat Walkable  
74 — Very Bikeable

School District Spring Branch ISD

Elementary Rummel Creek

Middle Memorial

High Memorial

HOA Fee \$314/month  
includes maintenance of grounds, building exterior, insurance, cable TV

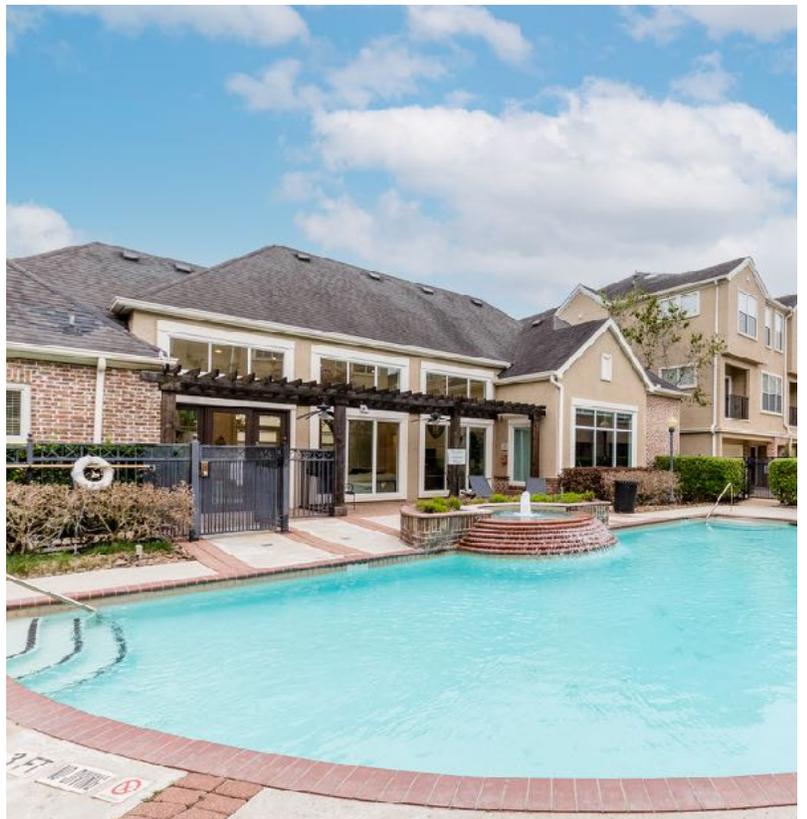
Community Amenities Swimming Pool, Fitness Center, Club House

Parking 2 Car Attached Garage  
Guest Parking  
Gated Community

Heating Central Electric

Cooling Central Electric

Foundation Slab



Jennifer Vickers is an award-winning Realtor® specializing in inner loop residential properties. Recipient of the HAR "20 Under 40 Rising Stars in Real Estate" and 2019-2021 Texas Monthly Five Star Real Estate Awards, her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014. Contact Vickers Properties Group to assist with buying a home, selling or leasing a property, or marketing your next development.

Certifications:

- Master Certified Negotiation Expert
- Graduate, Real Estate Institute



## Jennifer Vickers

REALTOR®

TREC LIC # 637294

CELL: 713-240-9671

JENNIFER@VICKERSPROPERTIES.COM

WWW.VICKERSPROPERTIES.COM



711 W 17TH STREET | HOUSTON, TX 77008



This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.