

6923 Lawler Ridge*

Village of Afton Woods *2 Bedrooms and 2 Baths*

GENERAL FEATURES

- Manned, gated community
- Interior lot
- Convenient close-in location
- One-story brick
- Beautifully landscaped backyard and patio
- Sprinkler system in front and back yards
- Decorative front door with lead glass insert

KITCHEN (13' X 12')

- Tile floor
- Tile backsplash
- Island
- Breakfast bar
- Window over sink
- Built-in microwave
- Pantry with deep shelving
- Light and bright breakfast room (8' X 7')
- Windows overlook patio and backyard

DINING ROOM (12' X 10')

- Double crown molding
- Hardwood floor

FAMILY ROOM (15' X 13')

- Open to kitchen
- High ceiling
- Gas log fireplace
- Built-ins
- Double crown molding
- Overlooks patio

MASTER BEDROOM (14' X 14') AND BATH

- Double crown molding
- Windows overlook backyard/patio
- Bath with whirlpool tub and separate shower
- Walk-in closet
- Two sink areas

OFFICE/SUN ROOM (13' X 10')

- Could be possible third bedroom
- Many windows overlook backyard

PROPERTY PROFILE

Year Built*:	1995
Square Feet**:	1,760
Lot Size**:	4,528 square feet
2005 Taxes**:	\$7,480 w/o exemptions

HOMEOWNER'S ASSOCIATION

Annual Fee: \$1,550 (mandatory)

EXCLUSIONS

Chandelier and bookshelves in study

SCHOOL DISTRICT

Spring Branch Independent School District –
Housman Elementary, Spring Branch Middle and
Memorial High schools

SERVICED BY

City of Houston

**Information approximate per the Harris County Appraisal District

*INFORMATION SUCH AS MEASUREMENTS, SQUARE FOOTAGE AND DESCRIPTIONS OF MATERIALS, FIXTURES, OR OTHER COMPONENTS OF THE IMPROVEMENTS MAY NOT BE ACCURATE AND SHOULD NOT BE RELIED UPON, BUT SHOULD BE INDEPENDENTLY VERIFIED BY BUYER PRIOR TO PURCHASE.