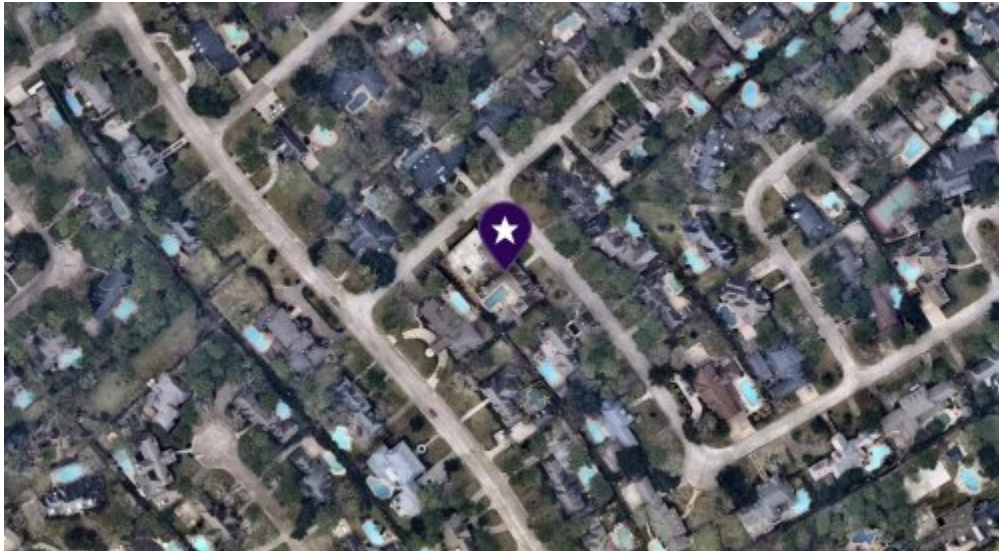


Comparative Market Analysis



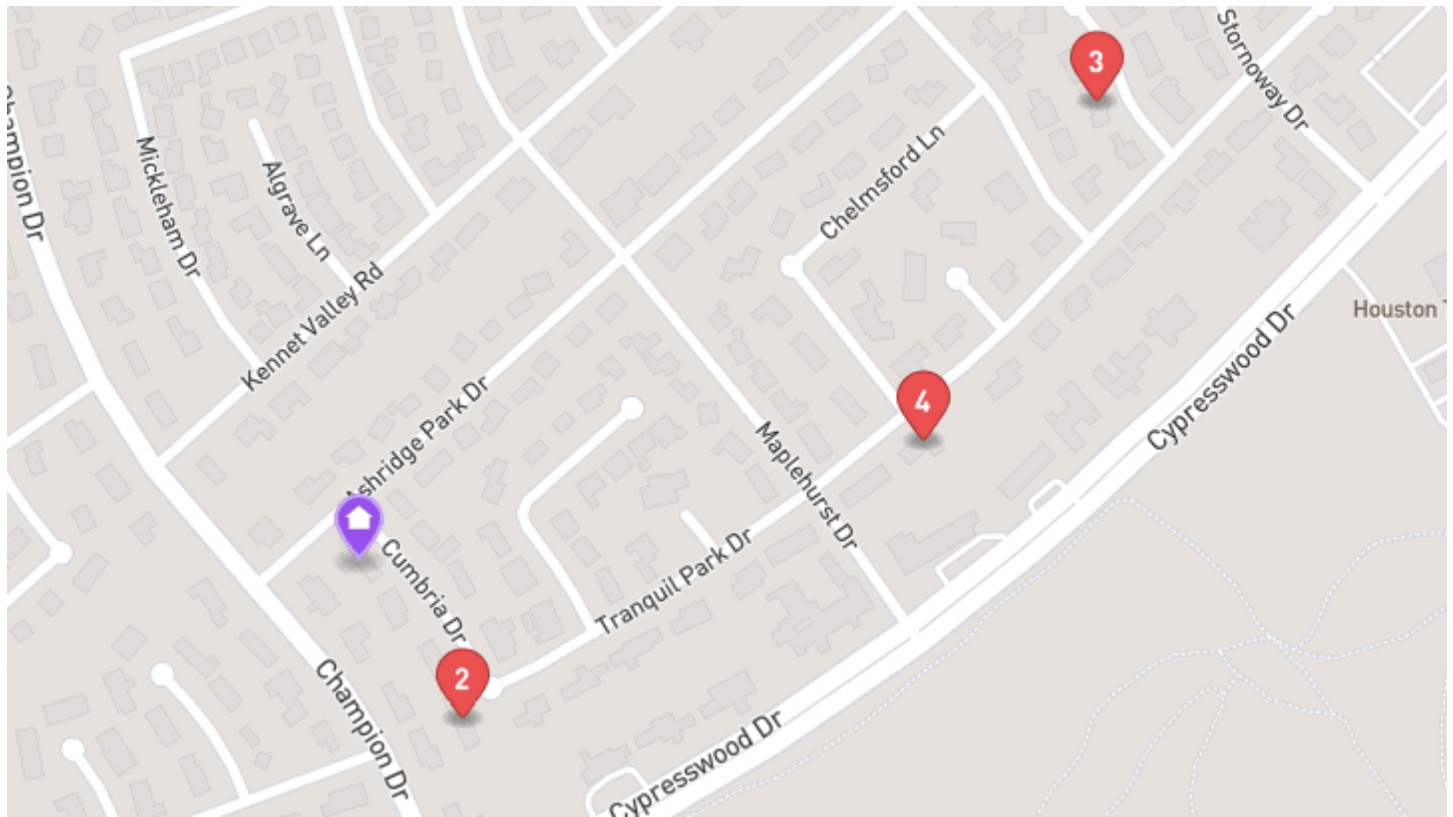
15927 Cumbria Drive, Spring, Texas 77379

Cumbria

DECEMBER 28, 2021

Carlos Puckerin

Map of Comparable Listings



STATUS: S = SOLD

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	15927 Cumbria Dr	6	4.00	7,196	-
2	75323908	S	15903 Cumbria Drive	4	4.10	4,873	\$745,000
3	55228142	S	15911 Harwick Drive	5	4.10	5,000	\$796,250
4	71791817	S	8815 Tranquil Park Drive	5	5.00	5,966	\$933,900

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
15903 Cumbria Drive	7/20/21	4	4.10	4,873	\$745,000	\$153
15911 Harwick Drive	10/15/21	5	4.10	5,000	\$796,250	\$159
8815 Tranquil Park Drive	10/29/21	5	5.00	5,966	\$933,900	\$157
Averages				5,279	\$825,050	\$156

15903 Cumbria Drive Spring, Texas 77379

MLS #75323908

\$745,000

SOLD 7/20/21

4 Beds 4.10 Baths

4,873 Sq. Ft. (\$153 / sqft)

Year Built 1982

Days on market: 1



Details

Prop Type: Single-Family
County: Harris
Area: 13
Subdivision: Champion Forest Sec 05
Style: ["Colonial"]
Full baths: 4.0

Half baths: 1.0
Acres: 1.0
Lot Size (sqft): 25,660
Garages: 3
List date: 6/11/21
Sold date: 7/20/21

Off-market date: 6/12/21
Updated: Jul 20, 2021 11:47 AM
List Price: \$735,000
Orig list price: \$735,000
Taxes: \$12,718
School District: 32 Klein

High: Klein High School
Middle: Kleb Intermediate School
Elementary: Brill Elementary School

Features

Access: Driveway Gate
Annual Maint Desc: Mandatory
Cool System: Central Electric
Countertops: Granite & Quartz
Disclosures: Mud, Sellers Disclosure

Energy: Attic Vents, Ceiling Fans, Digital Program Thermostat, Energy Star Appliances, Generator, High-Efficiency HVAC, Insulated Doors, Insulated/Low-E windows, Tankless/On-Demand H2O Heater

Exterior Features: Back Yard, Back Yard Fenced, Balcony, Covered Patio/Deck, Mosquito Control System, Patio/Deck, Porch, Side Yard, Sprinkler System
Fireplaces: 1
Floors: Carpet, Tile, Wood
Foundation: Slab

Garage Carport: Additional Parking, Auto Driveway Gate, Auto Garage Door Opener, Porte-Cochere
Garage Desc: Detached Garage, Oversized Garage
Heating: Central Gas

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Interior Features: 2 Staircases, Alarm System - Owned, Crown Molding, Formal Entry/Foyer, High Ceiling, Refrigerator Included, Wet Bar

List Type: Exclusive Right to Sell/Lease

Lot Description: Cul-De-Sac, Subdivision Lot

Maint Fee Amt: 500

Oven Type: Electric Oven

Pool Private: True

Pool Private Desc: Gunite, In Ground

Range Type: Gas Cooktop

Roof: Composition

Room Description: Breakfast Room, Family Room, Formal Dining, Gameroom Up, Living Area - 1st Floor, Media, Home Office/Study, Utility Room in House

Siding: Brick, Cement Board

Stories: 2.0

Water Sewer: Water District

Remarks

Completely remodeled Champion Forest beauty on a half acre cul-de-sac lot. Double wrought iron doors reveal the dramatic foyer with curved staircase and wrought iron railings. Stunning two-story living room features a coffered ceiling, built-ins, fireplace, and wet bar. Expansive floor-to-ceiling paneless windows allow unobstructed views of the outdoors and natural light to fill the room. Gorgeous island kitchen boasts upscale stainless appliances and the finest cabinetry and granite. The serene primary suite combines a spacious bedroom with sitting area, impressive walk-in closet, and sleek luxurious bath that resembles an upscale spa. Elegant study with wood floors & wall of built-ins completes the 1st floor. Large media & game room with wet bar is perfect for entertaining. Enjoy outdoor living by the pool and resort-style covered patio. Every detail was considered for style, comfort and the finest finishes to optimize luxury. Schedule your private showing to see this exquisite home!

15903 Cumbria Drive Spring, Texas 77379

MLS #75323908

\$745,000

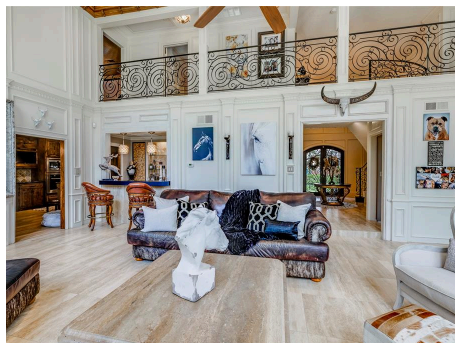
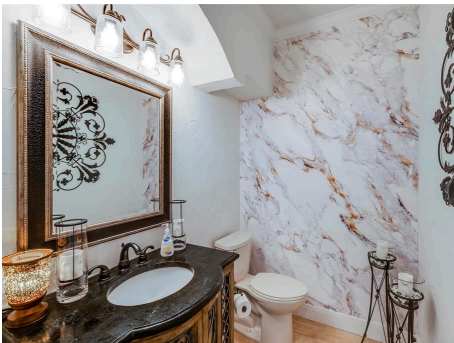
SOLD 7/20/21

4 Beds 4.10 Baths

Year Built 1982

4,873 Sq. Ft. (\$153 / sqft)

Days on market: 1

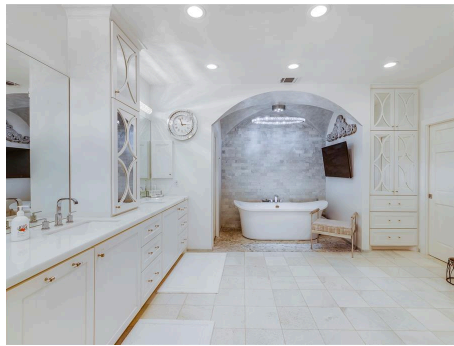
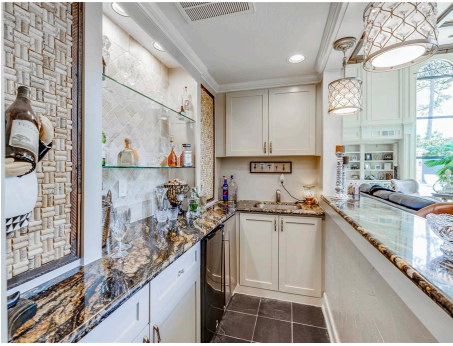


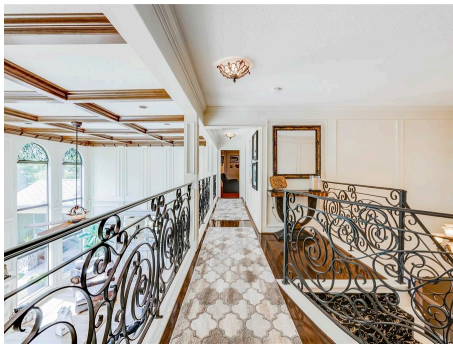
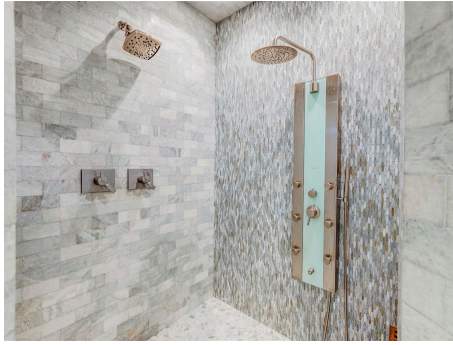
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15903 Cumbria Drive

Spring, Texas 77379

MLS #75323908







15911 Harwick Drive Spring, Texas 77379

MLS #55228142

\$796,250

SOLD 10/15/21

5 Beds 4.10 Baths

Year Built 1987

5,000 Sq. Ft. (\$159 / sqft)

Days on market: 26



Details

Prop Type: Single-Family
County: Harris
Area: 13
Subdivision: Champion Forest Sec 07
Style: ["Colonial"]
Full baths: 4.0

Half baths: 1.0
Lot Size (sqft): 19,496
Garages: 3
List date: 7/28/21
Sold date: 10/15/21
Off-market date: 8/23/21

Updated: Oct 16, 2021 1:49 PM
List Price: \$799,900
Orig list price: \$824,900
Taxes: \$6,152
School District: 32 Klein
High: Klein High School

Middle: Kleb Intermediate School
Elementary: Brill Elementary School

Features

Access: Driveway Gate
Annual Maint Desc: Mandatory
Cool System: Central Electric
Disclosures: Mud, Sellers Disclosure
Fireplaces: 1
Floors: Carpet, Engineered Wood, Tile
Foundation: Slab

Garage Carport: Driveway Gate
Garage Desc: Attached Garage
Golf Course: Champions Golf Club
Heating: Central Gas
Interior Features: 2 Staircases, Formal Entry/ Foyer, Prewired for Alarm System, Refrigerator Included, Spa/Hot Tub

Legal Subdivision: CHAMPION FOREST
List Type: Exclusive Right to Sell/Lease
Lot Description: Cul-De-Sac, In Golf Course Community, Subdivision Lot
Maint Fee Amt: 375
Oven Type: Double Oven
Pool Private: True
Pool Private Desc: In Ground

Roof: Composition
Room Description: Gameroom Up, Guest Suite, Living Area - 1st Floor, Living Area - 2nd Floor
Siding: Brick
Stories: 2.0
Water Sewer: Water District

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Remarks

This gorgeous 5 bedroom/4.5 bath estate home has been completely remodeled with all the bells and whistles and is ready for you to move in! The home is situated on a beautiful cul-de-sac in the prestigious executive section of the well known Champion Forest neighborhood. The main floor includes a brand new chefs dream kitchen, breakfast/sitting area off the kitchen, large laundry room, formal dining room, living room w/ gas fireplace, powder bath and huge master suite. The walk-through master closet has beautiful custom cabinetry w/built-in full-length mirrors and dressers which lead you into the stunning primary bath w/marble counters, elegant soaker tub and glass enclosed shower. Upstairs, there is a large game-room, additional bonus flex space, a second laundry room, and 4 bdr/3 bthsome of which could act as a second master suite due to it's large size and additional sitting area. No expense was spared in this completely renovated home!

NO FLOODING IN HARVEY!

15911 Harwick Drive Spring, Texas 77379

MLS #55228142

\$796,250

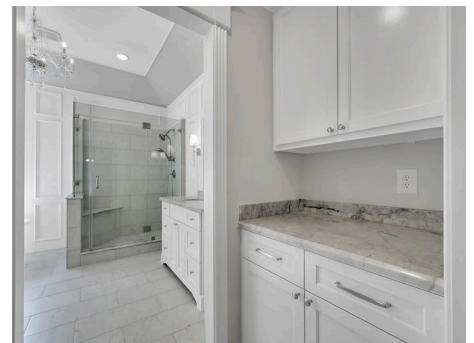
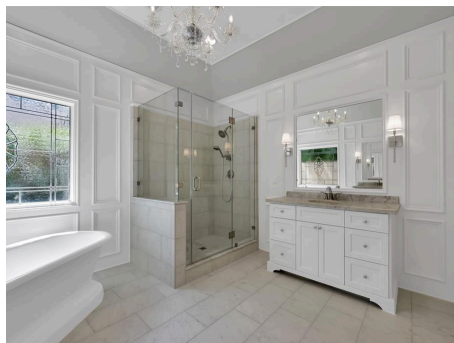
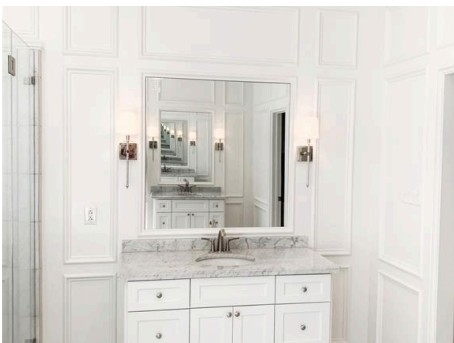
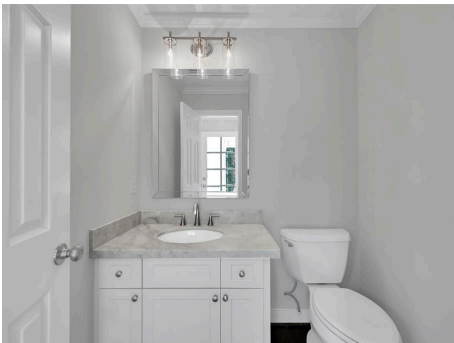
SOLD 10/15/21

5 Beds 4.10 Baths

Year Built 1987

5,000 Sq. Ft. (\$159 / sqft)

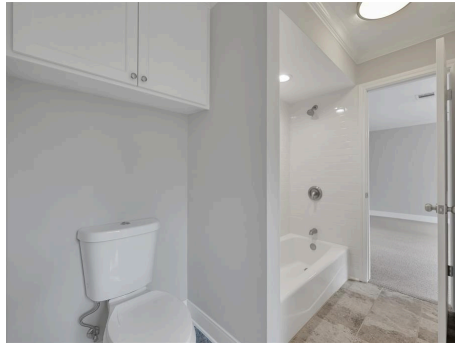
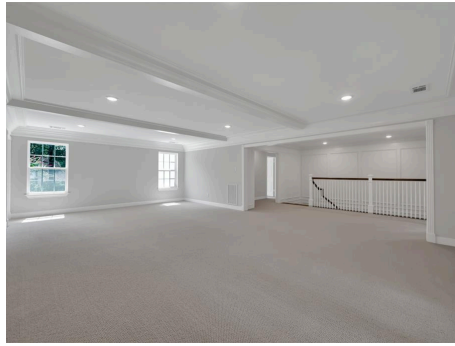
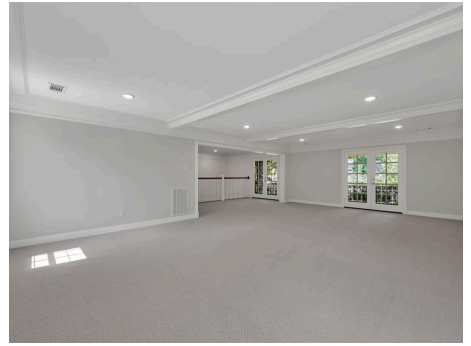
Days on market: 26

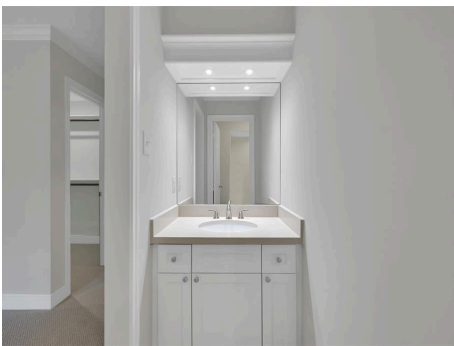
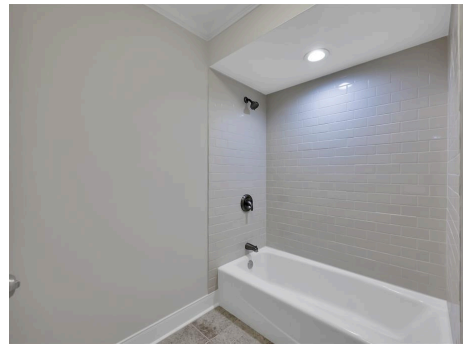
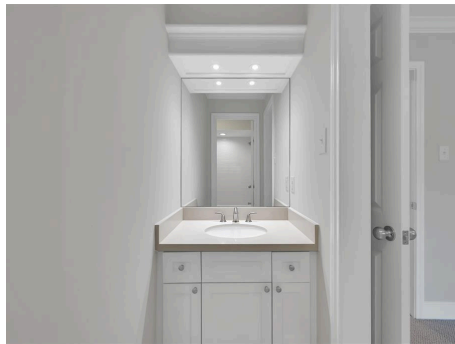
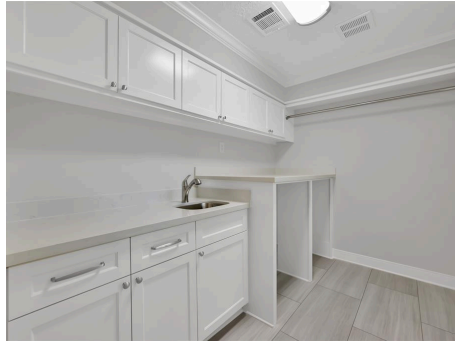


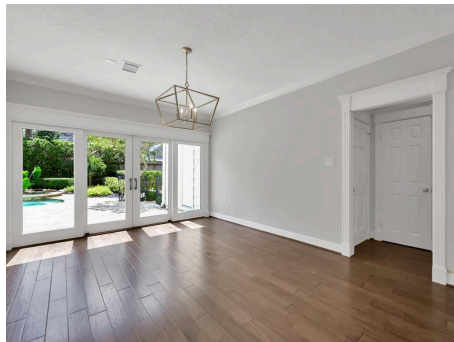
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15911 Harwick Drive Spring, Texas 77379

MLS #55228142







8815 Tranquil Park Drive Spring, Texas 77379

MLS #71791817

\$933,900

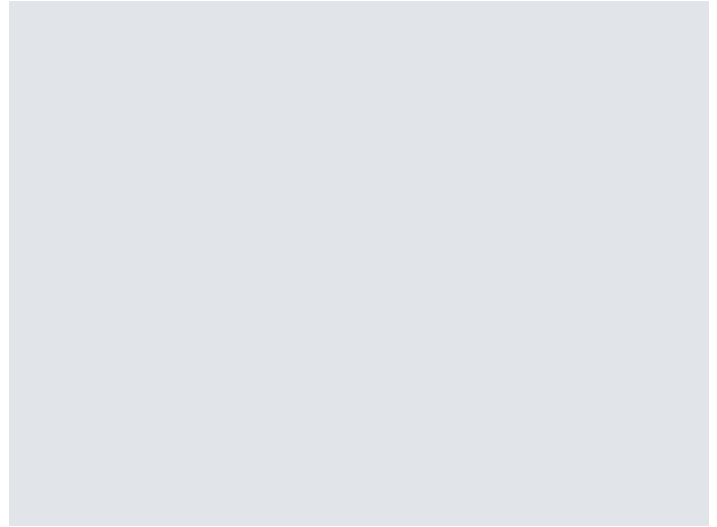
SOLD 10/29/21

5 Beds 5.00 Baths

Year Built 1983

5,966 Sq. Ft. (\$157 / sqft)

Days on market: 10



Details

Prop Type: Single-Family

County: Harris

Area: 13

Subdivision: Champion Forest Sec 07

Style: ["French", "Traditional"]

Full baths: 5.0

Lot Size (sqft): 18,919

Garages: 3

List date: 9/21/21

Sold date: 10/29/21

Off-market date: 10/6/21

Updated: Oct 29, 2021 12:56 PM

List Price: \$929,900

Orig list price: \$929,900

Taxes: \$14,400

School District: 32 Klein

High: Klein High School

Middle: Kleb Intermediate School

Elementary: Brill Elementary School

Features

Access: Automatic Gate

Annual Maint Desc: Mandatory

Cool System: Central Electric

Disclosures: Sellers Disclosure

Energy: Attic Vents, Ceiling Fans, Digital Program Thermostat, Energy Star Appliances, Energy Star/CFL/LED Lights, Energy Star/Reflective Roof, Insulated/Low-E windows, North/South Exposure, Radiant Attic Barrier, Tankless/On-Demand H2O Heater

Exterior Features: Back Yard Fenced, Covered Patio/Deck, Fully Fenced, Outdoor Fireplace, Outdoor Kitchen, Private Driveway, Side Yard, Spa/Hot Tub, Sprinkler System

Fireplaces: 2

Floors: Carpet, Marble Floors, Tile, Wood

Foundation: Slab

Garage Carport: Additional Parking, Auto Driveway Gate, Auto Garage Door Opener

Garage Desc: Attached Garage

Heating: Central Gas

Interior Features: 2 Staircases, Alarm System - Owned, Balcony, Crown Molding, Fire/Smoke Alarm, Formal Entry/Foyer, High Ceiling, Refrigerator Included, Wet Bar, Wired for Sound

Carlos Puckerin

List Type: Exclusive Right to Sell/Lease

Lot Description: Greenbelt

Maint Fee Amt: 500

Oven Type: Convection Oven, Double Oven

Pool Private: True

Pool Private Desc: Gunite, Heated, In Ground

Range Type: Gas Cooktop, Gas Range

Roof: Composition

Room Description: Family Room, Formal Dining, Formal Living, Gameroom Up

Siding: Brick, Cement Board

Stories: 2.0

Water Sewer: Water District

Remarks

Beautiful custom home 5 bedrooms, 5 bathrooms, game room, media room as well as traditional living spaces. Prime location prestigious Champion Forest enclave on a spacious private double lot. Easy access SH249 & I-45, Vintage Park shopping & hospitals in award winning #1 in the US Klein ISD. Interior has custom wrought iron balustrading, imported beams, antique light fixtures, French doors, exposed brick, plantation shutters and natural-stained solid walnut floors. Fully remodelled in 2018, it provides extensive storage, including custom cabinetry & door hardware, Carrera marble & granite throughout wet areas. Kitchen features an 11 island bench, full wet bar, GE Monogram appliances and a Butlers Pantry. This home is professionally landscaped with pool/spa, an outdoor kitchen, a dining and lounge porch with outdoor speakers and media. This home also has a gated courtyard with basketball hoop, 3 car garage and brick fencing. A Vivint security system ensures ample security as well.

8815 Tranquil Park Drive Spring, Texas 77379

MLS #71791817

\$933,900

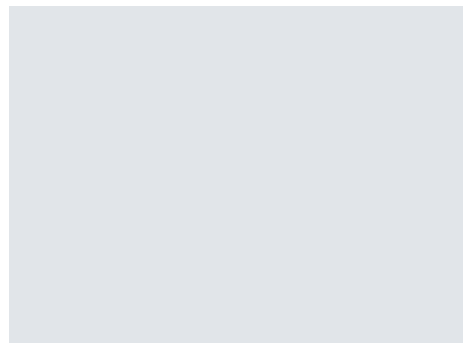
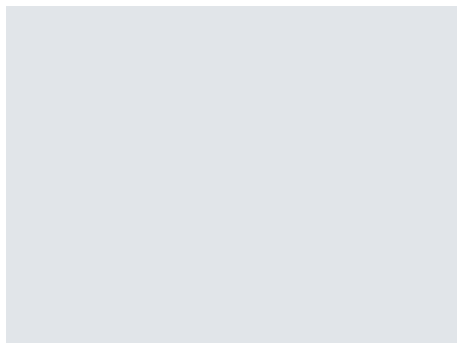
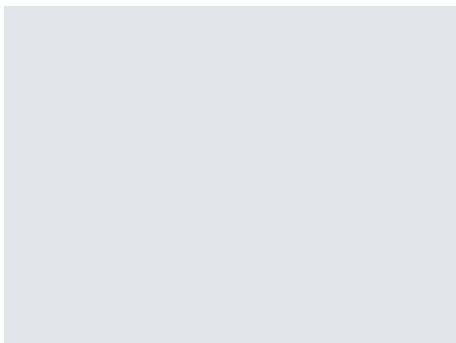
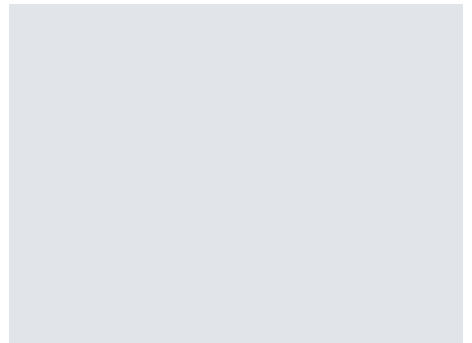
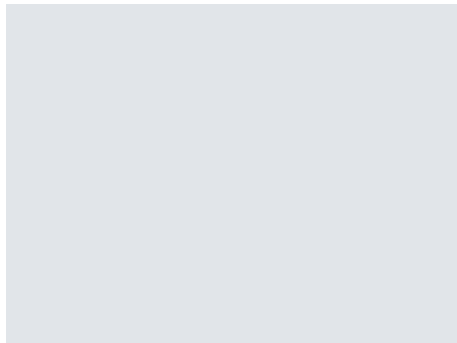
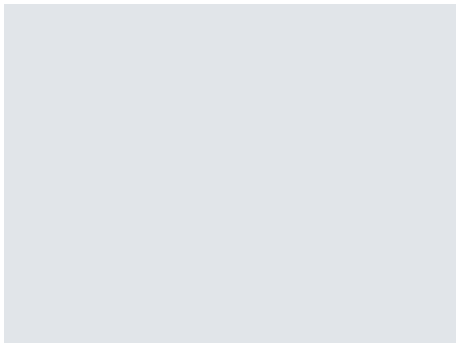
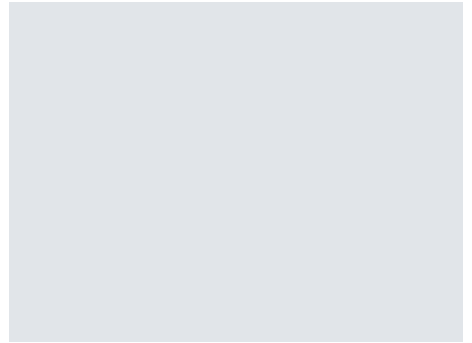
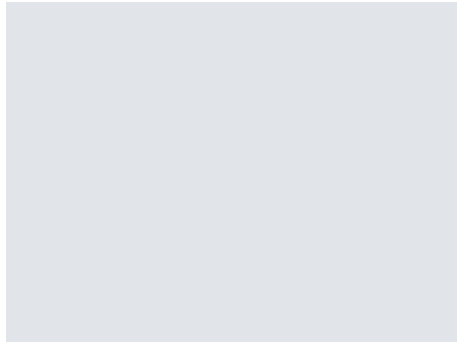
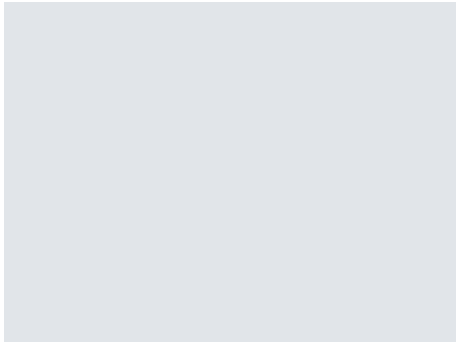
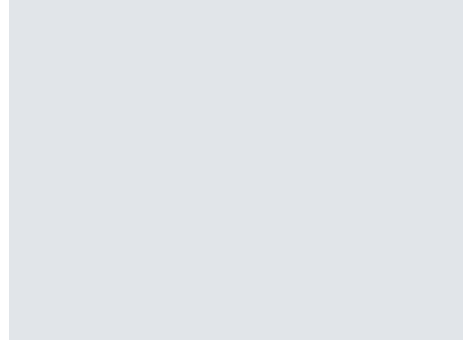
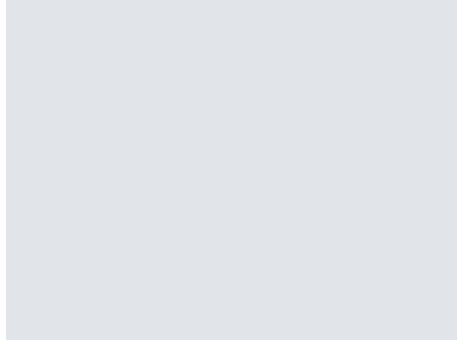
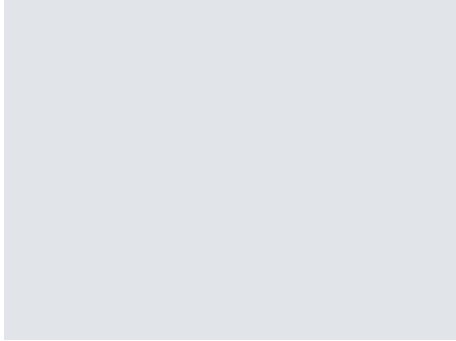
SOLD 10/29/21

5 Beds 5.00 Baths

Year Built 1983

5,966 Sq. Ft. (\$157 / sqft)

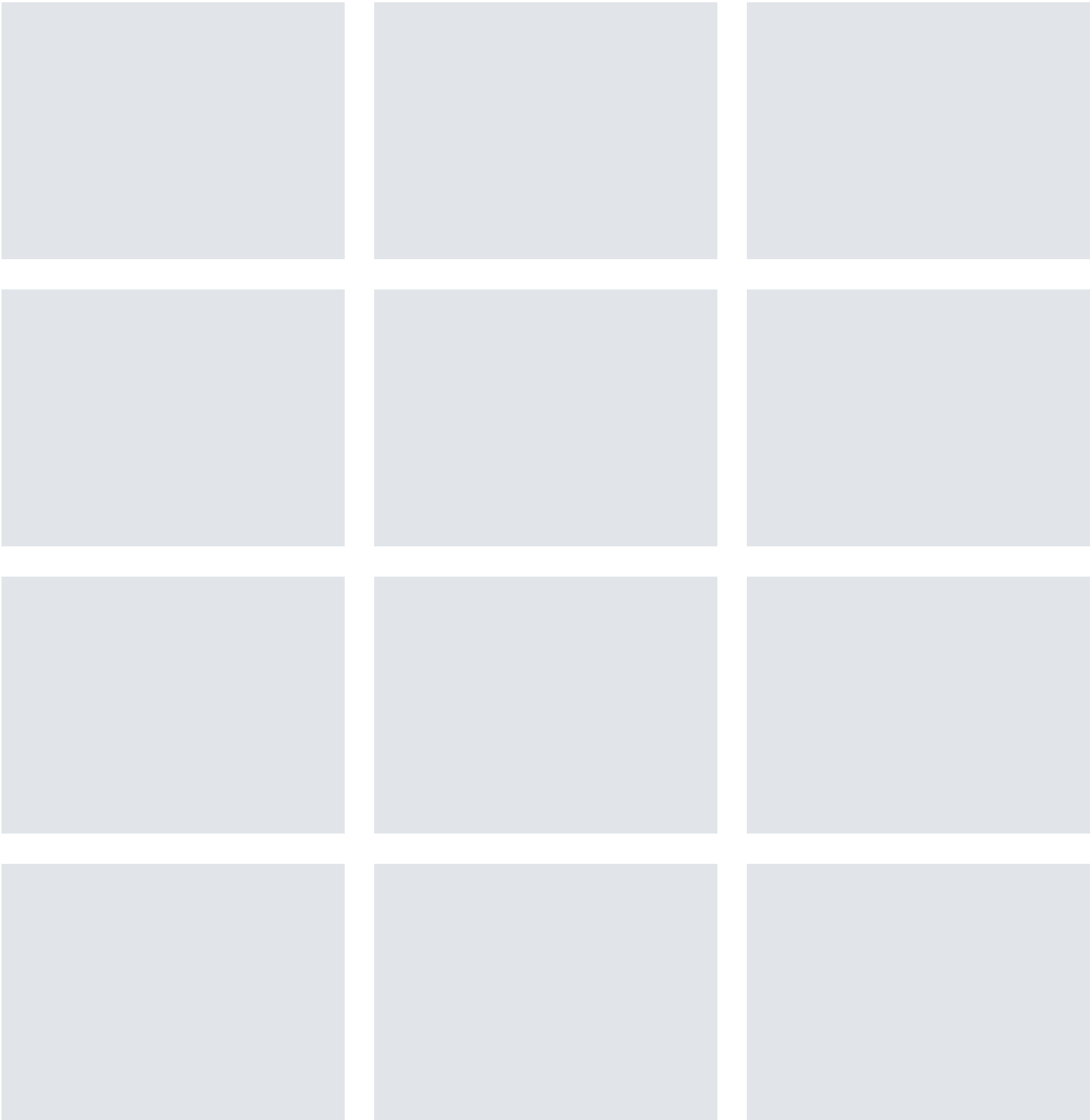
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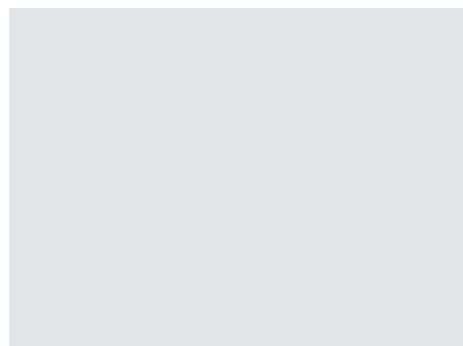
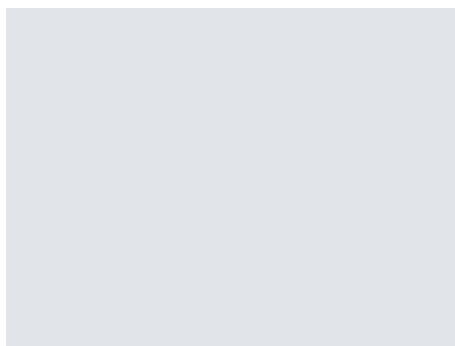
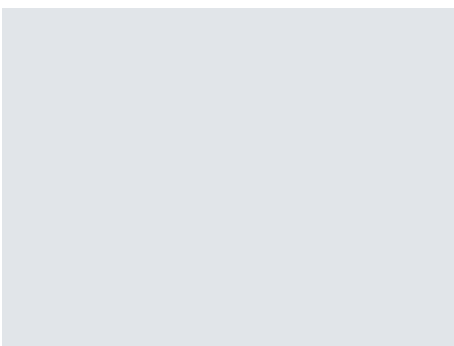
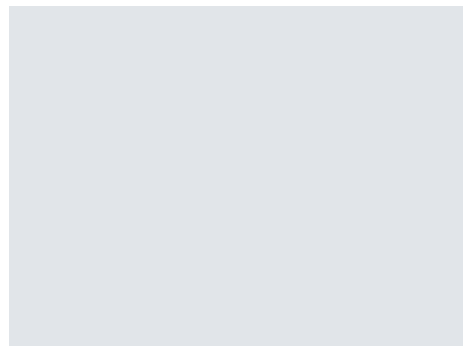
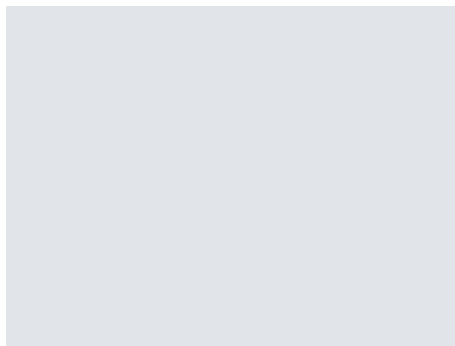
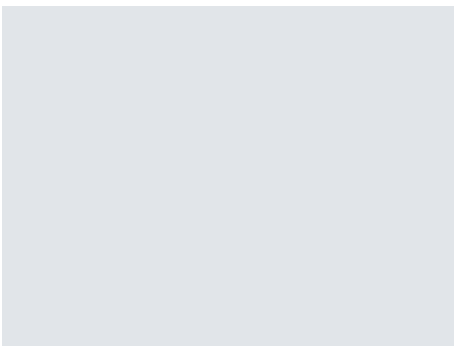
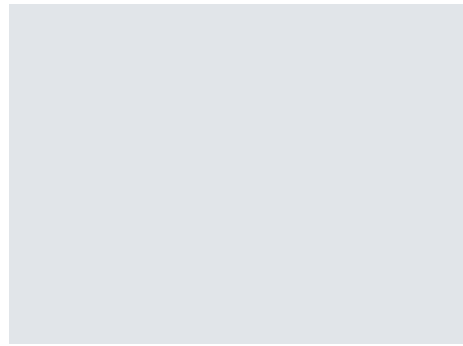
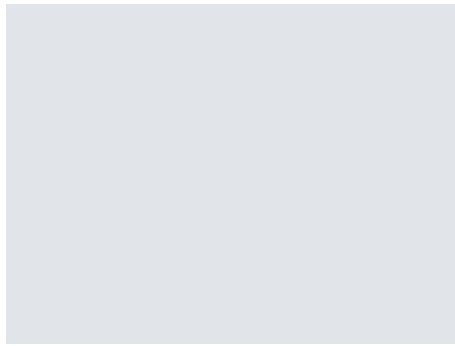
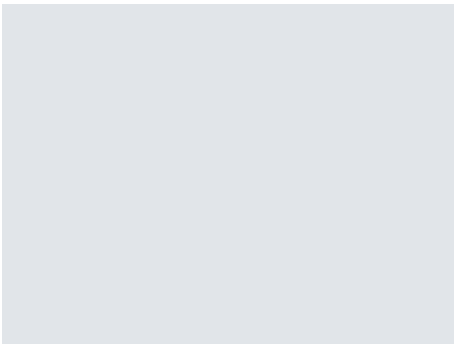
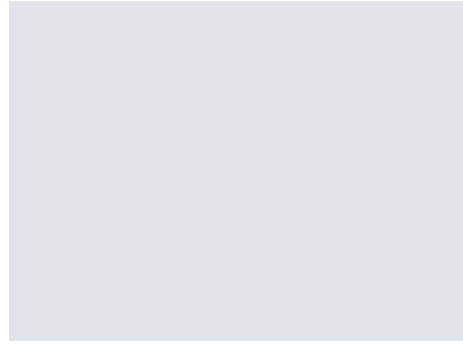
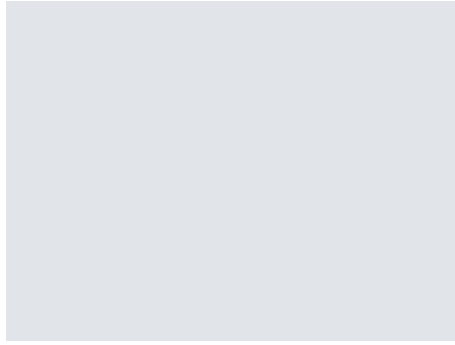
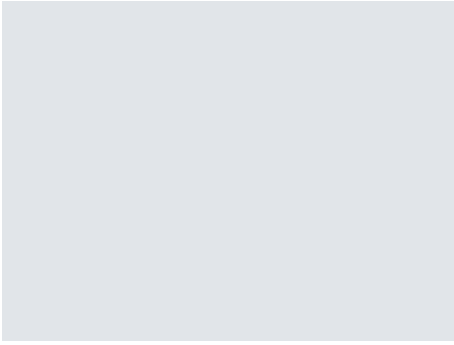


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8815 Tranquil Park Drive Spring, Texas 77379

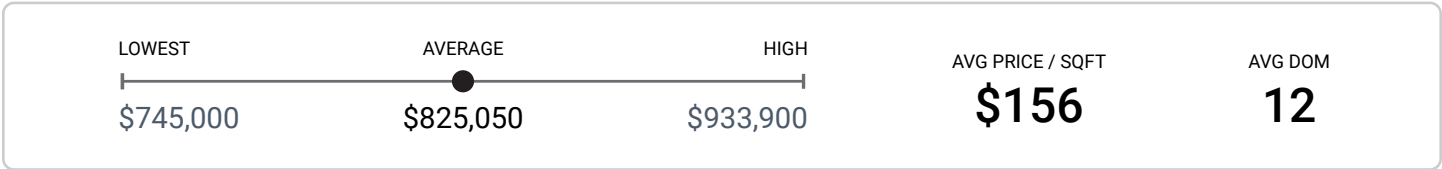
MLS #71791817





Comparable Property Statistics

S 3 Sold Listings



Sold Property Analysis

Averages

100.4%

Homes sold for an average of 100.4% of their list price.

12 Days on market

It took an average of 12 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
15903 Cumbria Drive	\$735,000	\$745,000	101.36%	1	\$153
15911 Harwick Drive	\$824,900	\$796,250	96.53%	26	\$159
8815 Tranquil Park Drive	\$929,900	\$933,900	100.43%	10	\$157
Averages	\$829,933	\$825,050	99.41%	12	\$156