

Welcome to *Briar Wood*

2231 Jamara Lane, Houston, Texas 77077

A Small and Secluded Neighborhood in Houston's Energy Corridor...

Features:

Legal description: Lot 51, Block 1, Briar Wood, Section One, City of Houston, Harris County, Texas. AKA 2231 Jamara Lane, Houston, TX 77077.

Built in 1982 – All Brick Exterior Patio Home

Lot Size: **5000 SF** (50 Ft x 100 Ft)

Size: Builder Sq Ft 1932/SF + Prior owner added 2nd floor 500/SF - Estimated

- ❖ **Total Sq Ft 2432/SF**
- ❖ **Open & Flowing Floor Plan with 9 FT Ceilings throughout the home**
- ❖ Living / Dining 19 x 15 1st floor - Hardwood floors
- ❖ Den 15 x 13 1st Floor- Travertine
- ❖ Kitchen 8 x 14 1st Floor- Travertine
- ❖ Breakfast 10 x10 1st Floor- Travertine
- ❖ Bed Room #3 12 x 11 1st Floor- Commercial Carpet
- ❖ Bed Room #2 10 x 10 1st Floor- Commercial Carpet
- Recent Double Paned Insulated Sliding Door leads to Backyard Gardens
- ❖ Primary Bedroom: 15 x 12 1st Floor- Commercial Carpet
- ❖ Two Full Baths: Hall Bath w/**Granite Counters** & Primary Bath w/Jetted
Massage Tub, with Shower.
- ❖ Ample Storage throughout this home.
- ❖ **2nd Floor Flex Room** 20 x 22 2nd Floor Commercial Carpet,
Window and Large Storage Closet.

Martha L. Smith
Broker

Presented by
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All Information is deemed accurate, but is not guaranteed.

- ❖ Home is equipped with High-Speed Internet Service – Perfect for a Home Office.
- ❖ Brick Wood-Burning Fireplace in the Living Room
- ❖ 5 Ton Air Cooling / Heating System - provides Low Utilities
- ❖ Electric Breaker Box Upgraded
- ❖ Titan Lifetime Foundation Transferrable Warranty
- ❖ Solar Screens

Floorings:

- ❖ Travertine Tile from Front door Entry, Walkways, Kitchen, Breakfast to all areas except the Living room that has Hardwood floors.
- ❖ 3 Bedrooms plus the 2nd floor Flex room, with an extra-large storage closet. All have the Commercial Grade Carpet.
- ❖ Full Sprinkler System covers all areas front, back, plus.
- ❖ New Fencing in the Backyard.
- ❖ Kitchen has XXL Jenn Aire, Double, Convection Ovens!
- ❖ Composition 30 YR Roof - Installed less than 5 years ago, has multiple air turbines.
- ❖ Easy access to the attic from the 2nd floor Flex room.
- ❖ Two private Patios bring the outdoors inside.
- ❖ Patios and Garden have beautiful Flagstone.
- ❖ Patio between Breakfast & Garage is 15 x 12, has a water fountain, and a brick fence. Perfect place to BBQ.
- ❖ Patio between Living, Kitchen and Primary Bedroom is 14 x 13. Could be a place to enjoy a cigar after dinner.
- ❖ Both patios bring daylight in throughout this open home.
- ❖ Two Car Garage (23x23) 529SF has custom built-in Cabinets.
- ❖ Utility Room is hidden off the Breakfast.
- ❖ Backyard Gardens are under the shade of a magnificent Grand Oak Tree.

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No Grass to mow at this home.

Located in a boutique neighborhood, Briar Wood, has about 300 homes, where residents enjoy a peaceful life and the Briar Wood Pool and Clubhouse.

Briar Wood is Located Close to many very Popular Restaurants:

- ❖ Seafood: Pappadeaux's Seafood,
- ❖ Mediterranean Food: Fadi's Mediterranean Restaurant
- ❖ Mexican Food: Sylvias' Mexican Restaurant
- ❖ Italian restaurants: George's Pastaria, The Lasagna House
- ❖ Steakhouses: Lynn's Steakhouse, Outback Steak House, Saltgrass Steakhouse, Brenner's Steakhouse,
- ❖ and many more.

Plus, Briarwood is Close to Houston's Terry Hershey Park with miles of trails for walking through 496 acres. Trails up to 12.2 miles. Maps are on line.

In addition, Briar Wood is zoned to Excellent Schools

(School Year begins in August)

- ❖ Home is located just around the corner from Houston's esteemed #1 *International Private School, The Village School*
- ❖ Public Schools include the highly rated *Westside High School, West Briar Middle School and the Daily Elementary School.*

What A Great Place to Call Home!

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