

18118 ROEBLING COURT, HOUSTON, TEXAS 77044

4 BD | 3.5 BA | 16,170 SQ. FT | 0.37 ACRE LOT

OFFERED AT

\$449,900



## ABOUT THIS PROPERTY

Situated on a private oversized lot, this beautiful 4 bedroom home is located in the fabulous Bridges on Lake Houston subdivision. This home has it all with a 22kwh whole home generator, dedicated study, formal dining with butler's pantry, secondary bedrooms with en suite baths, plenty of closet storage, upstairs gameroom, and a Texas Basement!! This home is HERS energy rated and has many energy efficient features including low-E windows, programmable thermostat, radiant barrier, and fully automated sprinklers. Enjoy your summers in the beautiful backyard pool!

4  
BED



3.5  
BATH

16,170  
SQ. FT.

0.37  
ACRE LOT



**TARL ANDERSON**

Tarl Anderson Properties

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## VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1 mile**.

CLEANERS  
0.5 MI

EXXON GAS  
0.5 MI

COFFEE  
0.5 MI

MEDICAL  
0.6 MI

GYM  
0.8 MI

PHARMACY  
1.3 MI

ATM  
1.3 MI

AMC THEATRES MOVIE THEATER  
7.2 MI



## SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **4** private schools within **5 miles**.

**4 RATING**  
PK-5 LAKESHORE ELEMENTARY SCHOOL  
ASSIGNED

**5 RATING**  
6-8 WESTLAKE MIDDLE  
ASSIGNED

**4 RATING**  
9-12 SUMMER CREEK HIGH SCHOOL  
ASSIGNED



## THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

### POPULAR

GOLF COURSE  
TOUR 18 GOLF COURSE  
HOUSTON  
(4.6 MILES)

PARK  
ALEXANDER DEUSSEN PARK  
(4.9 MILES)

LAKE  
RIVA ROW BOAT HOUSE  
(22.4 MILES)



## NEIGHBORHOOD EATS

This home is located near **26** moderately priced restaurants and has an **average** variety of cuisines.

### BY CATEGORY

FAST FOOD .....	5	ASIAN .....	3
AMERICAN .....	5	JAPANESE .....	2
SEAFOOD .....	5	PIZZA .....	2
INTERNATIONAL .....	4	SUSHI .....	1
MEXICAN .....	3	OTHER .....	1

