

176 LITCHFIELD LANE, HOUSTON, TX, 77024

3 BD | 3.5 BA | 2,625 SQ. FT. | 2,625 SQ. FT. LOT

OFFERED AT

\$399,900



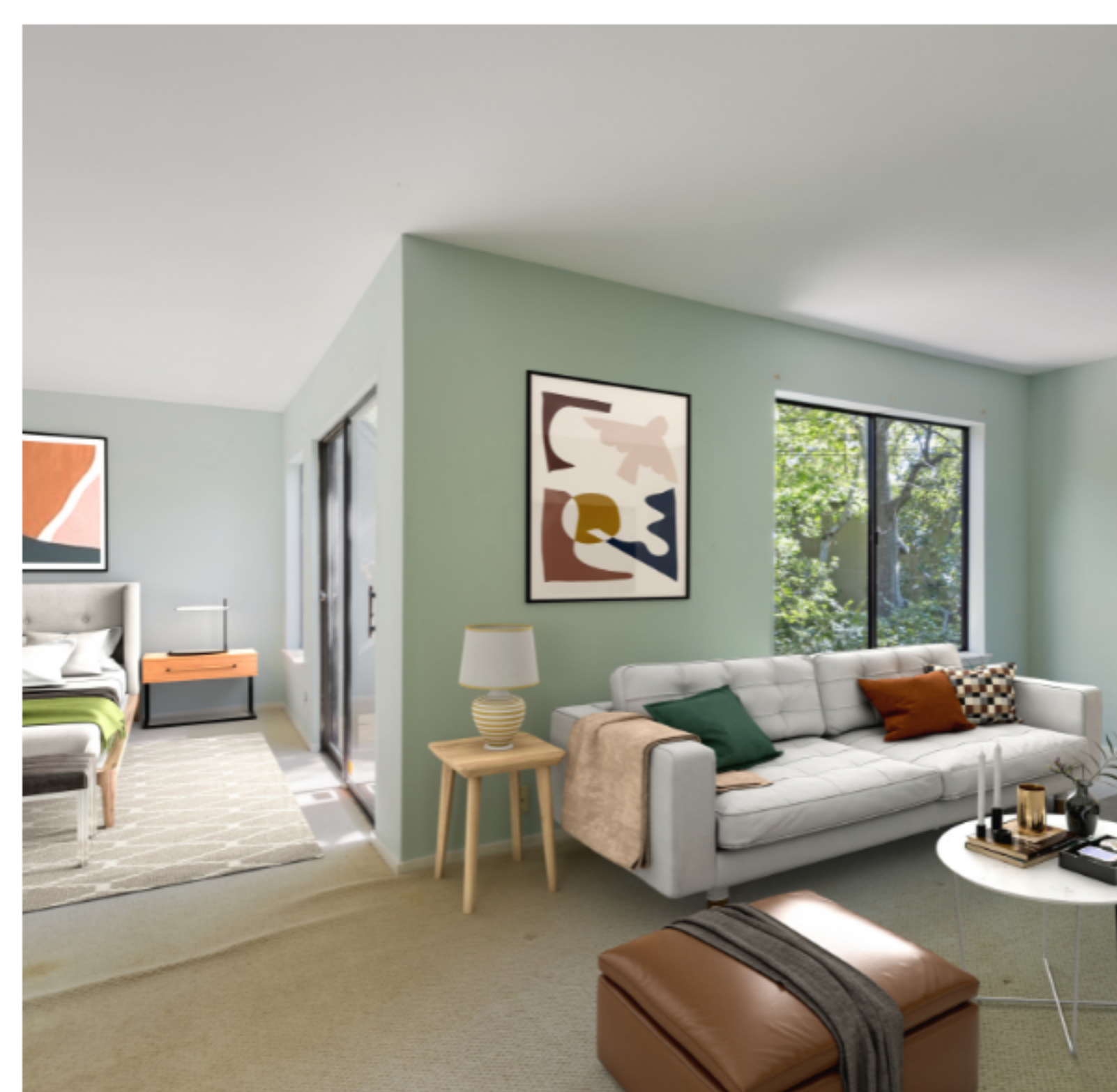
## ABOUT THIS PROPERTY

Rare double unit in Ethan's Glen. This home will need some updating and minor cosmetic repairs to align with other units in this community. A peaceful feeling will surround you as soon as you enter this heavily wooded community. It feels like you're living in a tree house! Because this was once two separate units, this home offers a unique layout full of potential including two separate living and kitchen areas which could be a great solution for anyone needing separate spaces under the same roof.

3  
BED



3.5  
BATH



2,625  
SQ. FT.

2,625  
SQ. FT. LOT



**TARL ANDERSON**

Tarl Anderson Properties

LIC# 538178

m: (713) 780-8275

e: tarl@tarl.com



14027 Memorial Drive Suite 130, Houston, TX 77079

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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 0.3 MI

GROCERIES 0.3 MI

COFFEE 0.3 MI

GAS 0.4 MI

GYM 0.4 MI

ATM 0.7 MI

MEDICAL 0.8 MI

PHARMACY 0.9 MI

MOVIE THEATER 1.4 MI



### SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 63 private schools and 10 charter schools within 5 miles.

10 RATING PK-5 FROSTWOOD ELEMENTARY SCHOOL ASSIGNED

9 RATING 6-8 MEMORIAL MIDDLE SCHOOL ASSIGNED

6 RATING 9-12 MEMORIAL HIGH SCHOOL ASSIGNED



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

GOLF COURSE LAKESIDE COUNTRY CLUB (1.5 MILES)

PARK TERRY HERSHEY PARK (4.4 MILES)

HIKING NICHOLSON HIKE & BIKE TRAIL (9.5 MILES)

DOG PARK PEGGY H SHIFFICK PARK (9.8 MILES)



### NEIGHBORHOOD EATS

This home is located near 171 moderately priced restaurants and has an **above average** variety of cuisines.

#### BY CATEGORY

AMERICAN .....	55	INTERNATIONAL .....	12
ASIAN .....	33	MEXICAN .....	9
FAST FOOD .....	16	SEAFOOD .....	8
BARBECUE .....	15	STEAKHOUSES .....	6
CHINESE .....	14	OTHER .....	15

