

SELLER'S REPORT

1523 Beaconsire Rd, Houston, TX 77077



Presented by

Marti Pattinson

Texas Real Estate License: 0387234

Mobile: (281) 703-0016

Main: Marti@MartiP.com

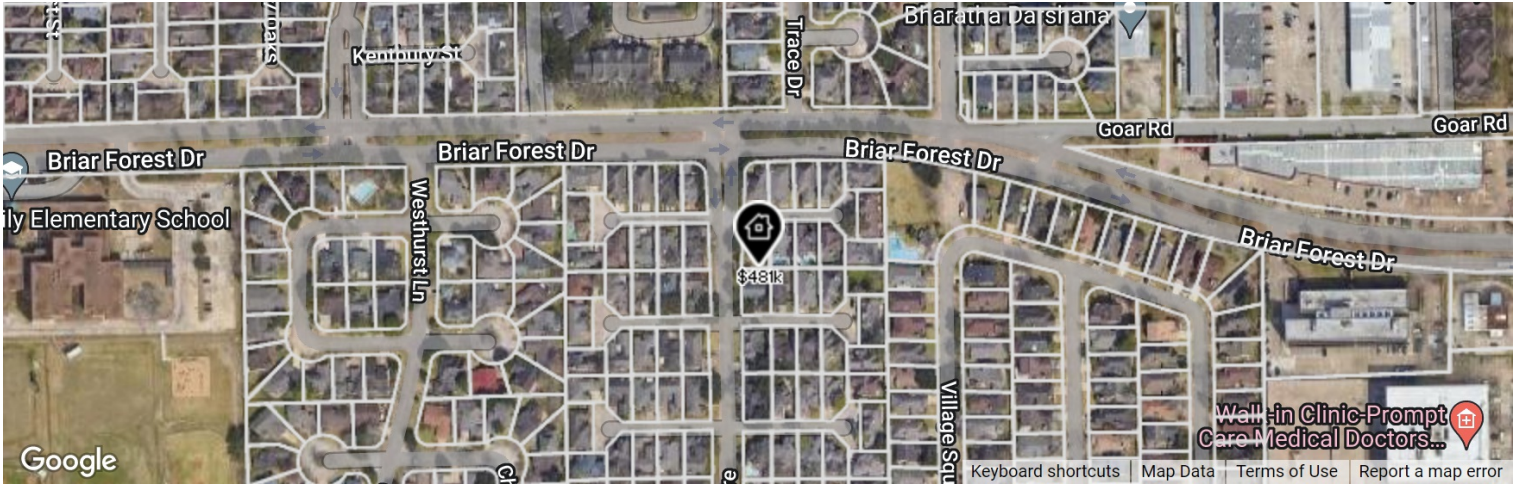
REALM Real Estate Professionals

14090 Southwest Freeway

Suite 102

Sugar Land, TX 77478

1523 Beaconsire Rd, Houston, TX 77077



Legend: Subject Property

● Active · Active: 9/7/2022

List Price

\$480,000

Active Date: 9/7/2022
Listing ID: 20996493

Current Estimated Value

\$469,190

Last RVM® Update: 1/17/2023

RVM® Est. Range: \$446K – \$493K

RVM® Confidence: ★★★★★

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

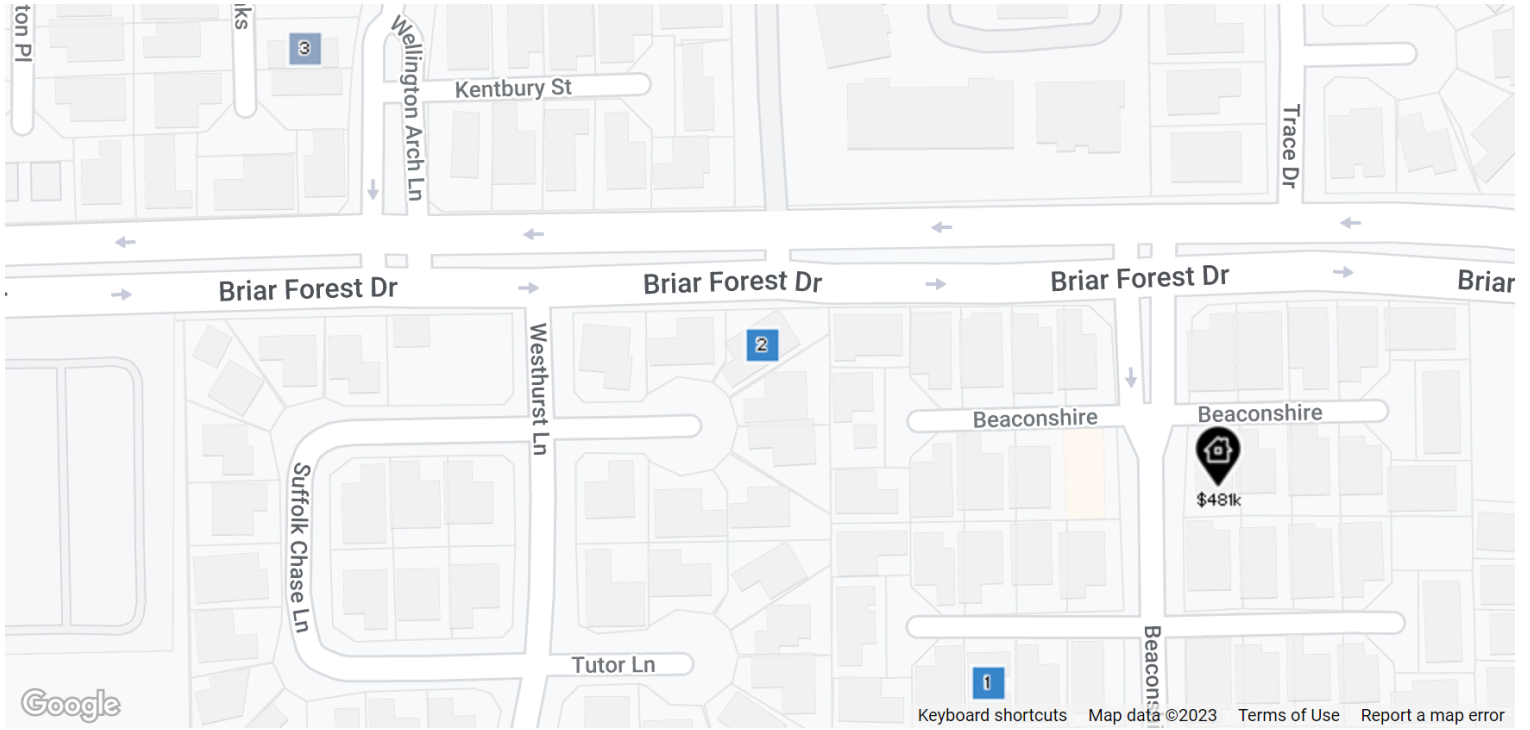
Home Facts

Public Remarks

Bring your dreams to this incredible corner lot located in one of the most favorite neighborhoods in the Energy Corridor. Curb appeal is not the only thing going for this property! Enter this stunning 2 story home with towering ceilings! The home office is located privately to the left of the entry! Beautiful custom-painted walls throughout this gorgeous open concept. Formal dining features two nice walls for furnishings. The kitchen breakfast areas boast granite countertops and a dry bar for preparing beverages of your choice. As well as an informal eating area. The Upstairs primary suite includes an oversized sitting area. The ensuite bath features a fabulous closet and separate shower and large dual vanities. The spacious family area overlooks a gorgeous, landscaped back/side yard featuring a tranquil fountain. Covered patio for outdoor grilling. House did not flood the whole subdivision is elevated. This home is special and awaits its new owner!

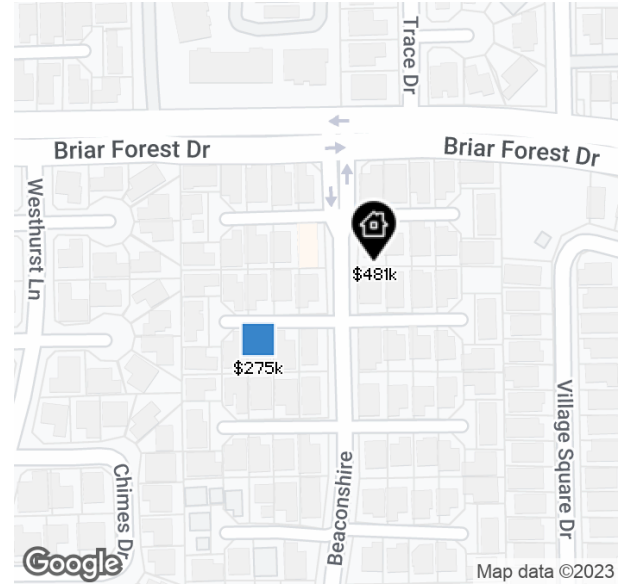
Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	Single Family	-
Property Subtype	Single Family Residential	Single-Family	-
Bedrooms	3	3	-
Total Baths	3	3	-
Full Baths	2	2	-
Partial Baths	1	1	-
Living Area (sq ft)	2,669	2,669	-
Lot Size	5,171 sq ft	5,170 sq ft	-
Lot Dimensions	5171 SF	-	-
Garage	Yes	Attached Garage	-
Garage (spaces)	2	2	-
Year Built	2003	2003	-
Total Rooms	7	-	-
Style	Traditional/Old	-	-
Roofing	-	Composition	-
Heating	Central	Central Gas	-
Cooling	Central	Central Electric	-
Fireplaces	-	1	-
Foundation	Slab	Slab	-
Construction	Masonry	-	-
Exterior Walls	Brick	Wood	-
Number of Buildings	1	-	-
Number of Units	0	-	-
Number of Stories	2	-	-
Exterior full brick	-	-	10000.
Custom Paint downstairs	-	-	1500.
Custom Tile work downstai	-	-	2500.
Custom Millwork Crown	-	-	1500
Custom Millwork Baseboard	-	-	1500
Oversized yard	-	-	5000.
Heavily landscaped	-	-	5000
Stonework	-	-	2500.

Comps Map



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

1540 Beaconsire Rd, Houston, TX 77077



LEGEND: Subject Property This Property

Closed

- Sold Date: 12/12/2022
- MLS Listing 24453187: 11/10/2022

Closed Price

\$275,000

Closed Date: 12/12/2022
Days in RPR: 32

Current Estimated Value

\$273,970

Last RVM® Update: 1/17/2023

RVM® Est. Range:
\$266K – \$282K

RVM® Confidence:



RVM® Change
Last 1 Month: **-\$230**

RVM® Change
Last 12 Months: **6.51%**

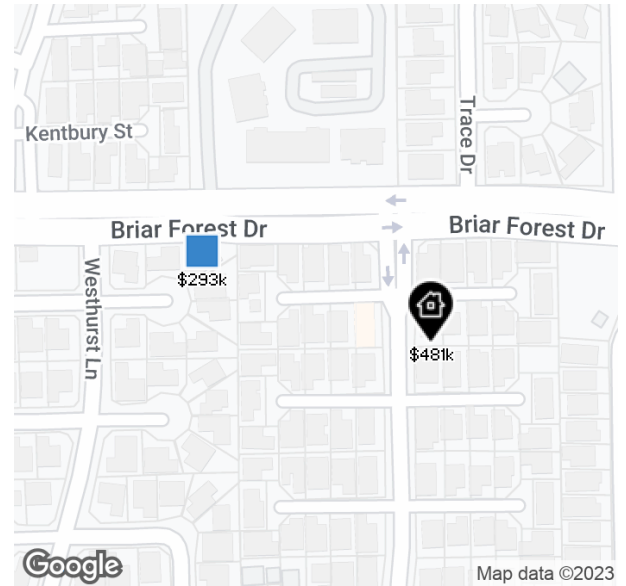
Charming one-story including three bedrooms and two full bathrooms with easy access to major highways. Excellent space for entertaining with a formal dining room and living room featuring a cozy fireplace - perfect for relaxing nights. Spacious kitchen with breakfast area and plenty of counter spac...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single-Family
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,609	1,609
Lot Size	4,648 sq ft	4,650 sq ft
Lot Dimensions	4648 SF	–
Garage	Yes	Attached Garage, Auto Garage Door Opener, Double-Wide Driveway
Garage (spaces)	2	2
Year Built	1982	1982
Total Rooms	7	–
Style	Traditional/Old	–
Roofing	–	Composition
Heating	Central	Central Electric
Cooling	Central	Central Electric
Fireplaces	Yes	1
Foundation	Slab	Slab
Construction	Masonry	–
Exterior Walls	Brick	Wood
Number of Buildings	1	–
Number of Units	0	–
Number of Stories	1	–

Courtesy of Compass RE Texas, LLC

Notes from Marti Pattinson: Adjusted for age of property

12806 Suffolk Chase Ln, Houston, TX 77077



LEGEND: Subject Property This Property

Closed

• Sold Date: 1/17/2023
• MLS Listing 69091198: 9/30/2022

Closed Price

\$293,000

Closed Date: 1/17/2023
Days in RPR: 109

Current Estimated Value

\$296,090

Last RVM® Update: 1/17/2023

RVM® Est. Range:
\$284K – \$308K

RVM® Confidence:



RVM® Change
Last 1 Month: **-\$1,360**

RVM® Change
Last 12 Months: **13.56%**

Charming updated home in desirable Energy Corridor location. This 3 bedroom, 2 bathroom, 1 story is super cute and spacious! The attractive courtyard is a great feature to the home. Owner has recently painted the home a designer neutral color. Primary bedroom is really spacious! Close proximity t...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Fireplaces
Foundation
Construction
Exterior Walls
Number of Buildings
Number of Units
Number of Stories

Public Facts

Single Family
Single Family Residential
3
2
2
-
1,714
4,500 sq ft
4500 SF
Yes
2
1983
6
Traditional/Old
-
Central
Central
Yes
Slab
Masonry
Brick
1
0
1

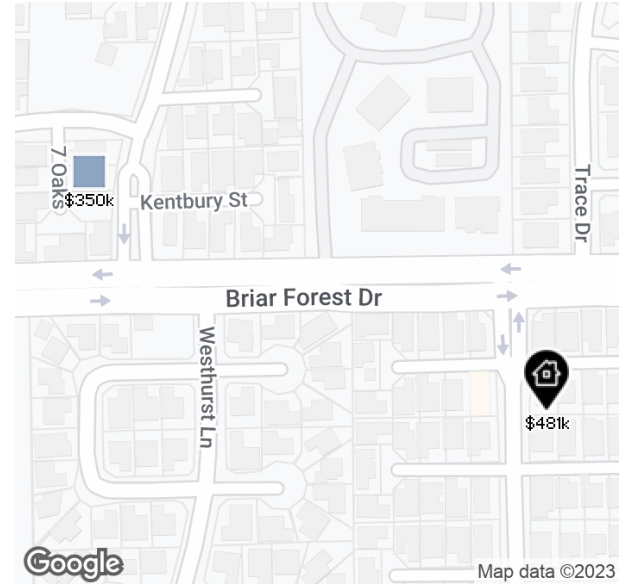
Listing Facts

Single Family
Single-Family
3
2
2
-
1,714
4,500 sq ft
-
Attached Garage
2
1983
-
Composition
Central Gas
Central Electric
1
Slab
-
Cement Board, Wood
-
-
-

Courtesy of RE/MAX Fine Properties

Notes from Marti Pattinson: Adjusted for age of property

12800 Briar Forest Dr, Unit 129, Houston, TX 77077



LEGEND: Subject Property This Property

Closed

• Sold Date: 8/19/2022
• MLS Listing 17492833: 6/25/2022

Closed Price

\$350,000

Closed Date: 8/19/2022
Days in RPR: 55

Current Estimated Value

\$344,710

Last RVM® Update: 1/17/2023

RVM® Est. Range:
\$327K – \$362K

RVM® Confidence:



RVM® Change
Last 1 Month: **-\$90**

RVM® Change
Last 12 Months: **9.5%**

NEVER FLOODED. Not located on Briar Forest. New front door, whole first floor has been repainted. Additional room has been added by current sellers. Absolutely fabulous home in the Energy Corridor. If you are looking for a home with all the latest design features, this is it. Previous sellers took...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single-Family
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,026	2,026
Lot Size	3,302 sq ft	3,300 sq ft
Lot Dimensions	3302 SF	-
Garage	Yes	Attached Garage, Auto Garage Door Opener
Garage (spaces)	2	2
Year Built	1979	1979
Total Rooms	6	-
Roofing	-	Composition
Heating	Central	Central Electric
Cooling	Central	Central Electric
Fireplaces	Yes	1
Foundation	Slab	Slab
Construction	Masonry	-
Exterior Walls	Brick	Wood
Number of Buildings	1	-
Number of Units	0	-
Number of Stories	2	-

Courtesy of RE/MAX Signature

Notes from Marti Pattinson: Adjusted for age of property