



*For
Sale*

CUL-DE-SAC, CLASSIC FLOOR PLAN
SHOWCASES LIGHT, STYLE

With a curb-appealing traditional, brick exterior and front porch, this three bedroom/two bath enhances its cul-de-sac in Clear Lake's Bay Glen. Generous living area with decorative pillars, fireplace with dramatic mantle, millwork accents. Open plan. Luminous rooms with large windows, transoms. Wood-look floors, large format tile.

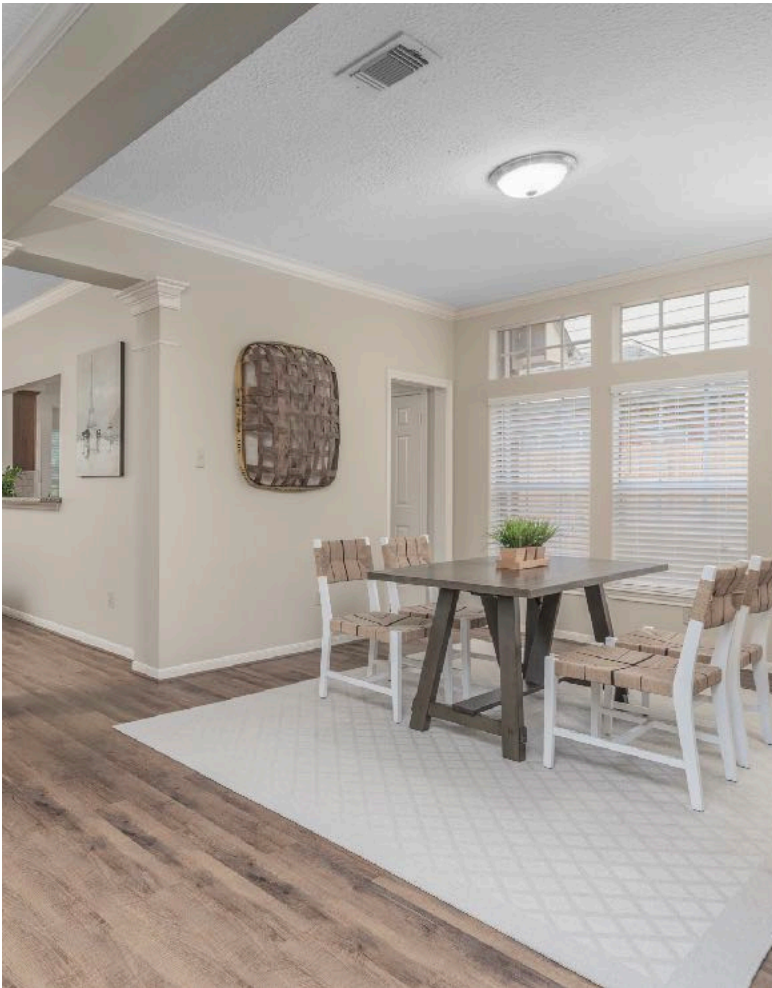
1215 SANDY PLAINS LN, HOUSTON, TX 77062



WELL-THOUGHT DESIGN, COMMUNITY LOCALE WELCOMES FAMILIES, GOOD LIFE

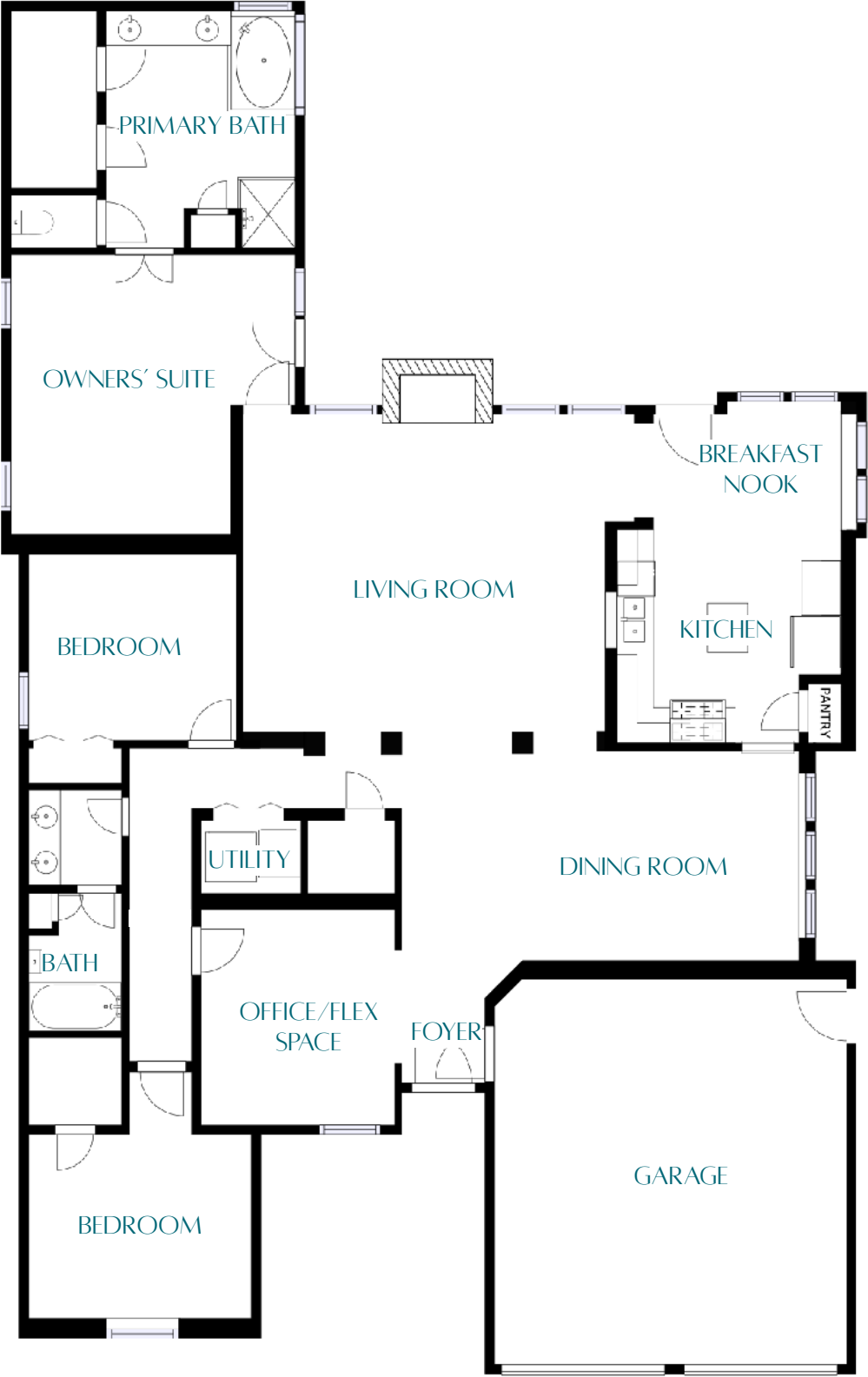
Powered by a cook's kitchen: suite of appliances (four-burner range, microwave, dishwasher, refrigerator); double bay stainless sink with pulldown faucet, granite counters, subway tile backsplash, island, reach-in pantry. Corner windowed breakfast nook with garden overlook: tree canopied backyard, pink crepe myrtles, patio. Main suite: space enough for king bed, side pieces, seating nook; French-door entry bath with spa tub, step-in shower; granite

topped double sinks with polished nickel fixtures; walk-in closet, additional linen closet. Family friendly second bath: double sinks with granite counters, separate bathtub/toilet room. Flex space for office/fourth bedroom. Crown and base molding. Recently upgraded HVAC, water heater, PEX piping. Digital program thermostat. Near two community pools, parks and playgrounds, two tennis courts, walking trails; iconic area attractions. Zoned to Clear Creek ISD.



FLOOR PLAN

The thoughtfully-designed residence at 1215 SANDY PLAINS LN boasts a floor plan BUILT FOR COMMUNAL GATHERINGS that also has plenty of QUIET PLACES TO TUCK AWAY for private time.



Floor plan provided for marketing purposes only.
Buyer should verify dimensions and details.



FEATURES AND UPGRADES

SIGNATURE FEATURES

Curb-Appealing Traditional, Brick Exterior With Porch, Tree Canopied Backyard With Pink Crepe Myrtles, Cement Patio

Generous Living Area With Decorative Columns; Wood-Burning Fireplace With Dramatic Mantle, Gas Starter, Millwork Accents; Crown and Base Molding

Luminous Rooms Throughout With Grand Windows, Transoms

Open Floor Plan With Durable Wood-Look Flooring, Large Format Tile

Cul-De-Sac Clear Lake Property in Bay Glen, With Two Large Community Pools, Parks and Playgrounds, Two Tennis Courts, Walking Trails; Zoned to Clear Creek ISD; Near Shopping, Dining, Iconic Activities

KITCHEN

Full Suite of Appliances (Four-Burner Range, Microwave, Dishwasher, Refrigerator); Double Bay Stainless Sink With Pulldown Faucet

Granite Counters With Subway Tile Backsplash, Light Wood Cabinets, Reach-in Pantry

Corner Windowed, Airy Breakfast Nook With Lush, Back Garden Overlook

BEDROOMS & BATHS

Primary Suite: Versatile Bedroom Footprint To Fit King Bed, Side Pieces, Seating Cubby; Showcase French-Door Accessed Bath With Corner-Window Spa Tub, Step-in Shower, Granite Topped Double Sinks With Polished Nickel Hardware; Walk-in Closet With Two-Door Entry, Linen Closet

Secondary Bath With Family-Friendly Design: Double Sinks With Granite Counter Adjoining Separate Bathtub and Toilet Room

Flex Space With Closet for Office or Fourth Bedroom

EXTERIOR & MECHANICAL

Plumbing Lines Updated to PEX (2020)

Two-Car Garage With Extra Storage Space, Automatic Garage Door Opener

Recently Upgraded HVAC (2021), Water Heater (2021)

Digital Program Thermostat

NON-REALETY ITEMS

With an Accepted Offer, the Following Non-Realty Item Will Convey With the Sale of the Property:

- Refrigerator
- Washer
- Dryer
- Square Table Fitted for Breakfast Nook





BAY GLEN SUBDIVISION

Nestled in the Heart of Clear Lake, Bay Glen Is a Welcoming and Vibrant Subdivision That Offers a Range of Features and Amenities Making It an Excellent Choice for Anyone Looking for a Beautiful and Convenient Place To Call Home.

One of the Standout Features of Bay Glen Is its Wide Range of Amenities, Which Include Two Large Community Pools, Multiple Parks and Playgrounds, Tennis Courts, and Walking Trails. Whether You Enjoy Staying Active or Simply Relaxing Outdoors, Bay Glen Has Everything You Need To Make the Most of Your Free Time.

The Subdivision Is Conveniently Located Just a Short Drive From Clear Lake's Many Attractions, Including NASA's Johnson Space Center, the Kemah Boardwalk, and Several Marinas. With So Many Exciting Things To See and Do Nearby, You'll Never Run out of Ways To Explore and Have Fun.

Families With Children Will Appreciate That Bay Glen Is Zoned to the Highly-Rated Clear Creek Independent School District, Which Is Known for its Excellent Teachers, Facilities, and Programs. And With Several Shopping and Dining Destinations Just a Short Drive Away, You'll Have Everything You Need Right at Your Fingertips.

*With a great location and plenty of amenities,
you'll love coming home to Bay Glen.*



SELLING Houston TEAM

With more than 43 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 375 Houston-area listings to market. The Selling Houston Team exceeds client expectations through impeccable marketing, negotiation skills, and pro-active client communications. **Contact the Selling Houston Team to assist with buying a home, selling or leasing a property, or marketing your next development.**



Jennifer Vickers

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713-240-9671

Jennifer Vickers is a relationship-centric Realtor® specializing in residential listings. Co-leader of the Selling Houston Team and recipient of the HAR Realtor of the Year and 20 Under 40 Rising Stars in Real Estate Awards, she has also been featured in Texas Monthly as a multiyear Five Star Real Estate Award Winning Professional. Her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014.



Julie Harrison

julie@sellinghoustonteam.com
281-520-6024

Julie Harrison enjoys all aspects of the real estate business. She especially loves meeting and establishing relationships with new clients. Julie has resided in Houston for more than 20 years and, as a native Texan, she can put her insider knowledge to work to find the best home for your needs. She uses proven techniques and resources to help find the perfect home of your dreams earning her an abundance of five star reviews from clients who note "she is there every step of the way" and, "at the end, you feel like family."



Lauren Neely

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713-449-4651

Lauren Neely is one Realtor who truly understands the importance of connecting with people. A native Texan from Victoria, Lauren earned a BA in Psychology from Texas Lutheran University and a Masters in Counseling from University of Houston. During her internship at UH's career services she realized how her skills and interests might lay the groundwork for a career in realty. Lauren loves working with people and is committed to helping them find the property that is best for them.



Rebecca Freeman

rebecca@sellinghoustonteam.com
281-633-6433

Becca is a US Navy Veteran and prior mortgage lender who has been living in Houston for 15+ years. With her wealth of experience in the field, Becca looks forward to helping clients with all their real estate needs. Becca is originally from Louisiana, and we are excited to have her as part of our team.

Key Details

3	2	1,971 SF	
Lot Size	6,592 SF		
Area	Clear Lake		
Property Type	Single Family		
Stories	1		
Year Built	1988		
HOA	\$380/Year		
Community Amenities	Pools, Playgrounds, Tennis Courts		
Style	Traditional		
Location Notes	Cul de Sac		
Garage	2 Car Attached		
Heating	Central Gas		
Cooling	Central Electric		
Foundation	Slab		
Nearby Parks	Mabry Mill		
School District	Clear Creek ISD		
Elementary	Ward		
Middle	Clearlake		
High	Clear Brook		
MLS Number	60057341		