

Updates & Features

10119 Rustic Bend Court
Houston, Texas 77064

Living Spaces:

- 4 bedrooms, including 2.5 bathrooms, providing ample accommodation.
- Powder bath located on first floor.
- Well-equipped island kitchen with granite countertops.
- Kitchen seamlessly opens up to the living room.
- Open layout promoting a seamless flow between spaces.

Outdoor and Yard Features:

- Spacious backyard with an oversized patio, inviting outdoor enjoyment.
- Beautifully landscaped yard and exterior shed providing additional storage space.

Location and Neighborhood:

- Quiet neighbors, ensuring a peaceful and quiet living environment.
- Cul-de-sac corner location, offering privacy and convenience.

Versatile Rooms:

- Expansive upstairs room suitable for a gameroom, flexroom, or gym etc
- First-floor office providing a dedicated workspace.
- Formal dining room for hosting gatherings and special occasions.

Architectural Details:

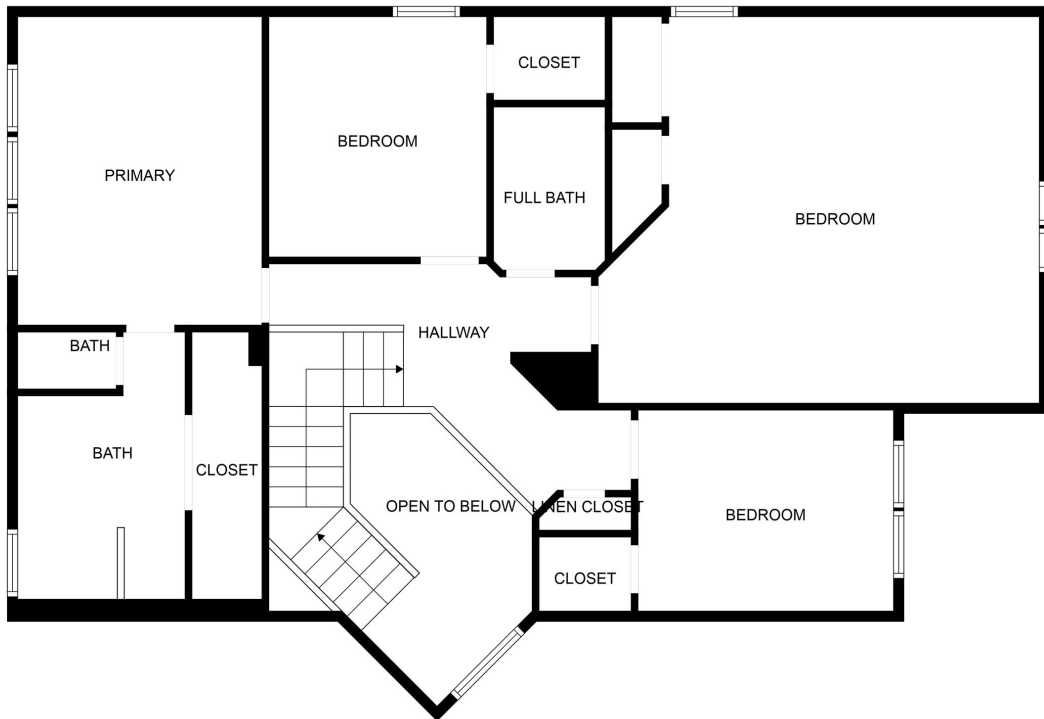
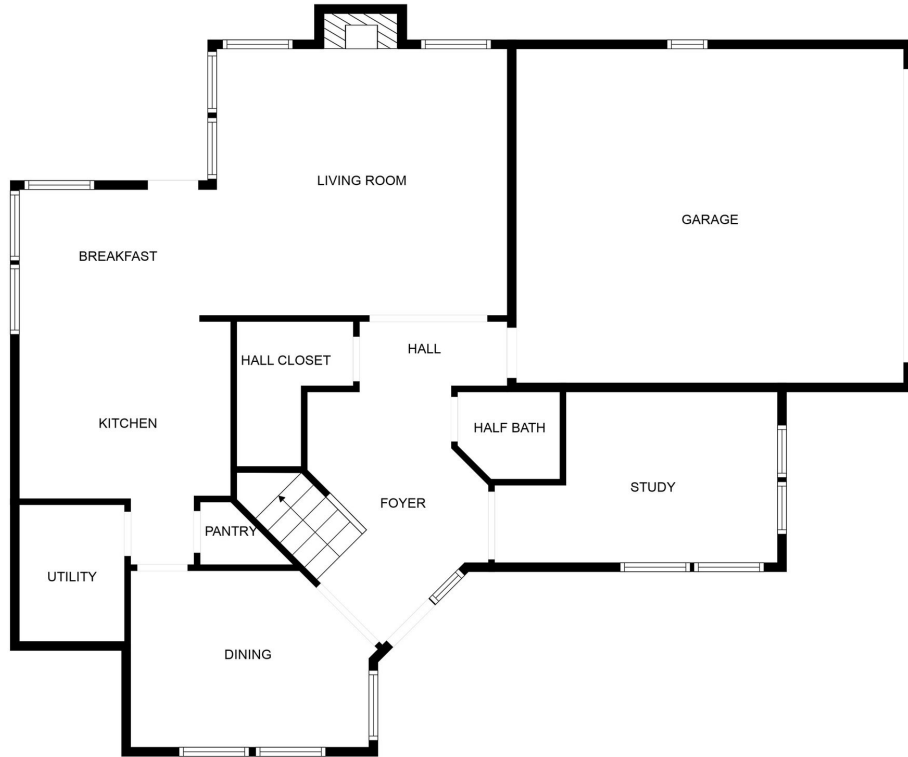
- Grand staircase in the entryway, adding an elegant touch to the interior.
- Custom detailing in the kitchen, adding a unique and personalized feel.
- High ceilings throughout the house, creating an airy and open atmosphere.

Exterior Appeal:

- One-of-a-kind brick exterior design, enhancing the property's curb appeal.
- Large windows flooding the interior with natural light.

Floorplan

10119 Rustic Bend Court, Houston, Texas 77064



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We've asked the sellers a few questions to get to know their community...

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How would you describe the area, and what it's like living here?

This is such a lovely community! It's beautiful and all the neighbors are very friendly and helpful! There is also a community pool!

What has been your favorite thing about living in this community?

Convenience to excellent school's, great restaurants and the neighbors. It's really easy to get on 290, beltway 8 and get anywhere! Plus there's everything you need just down the street! I have always felt safe.

What are your favorite places to eat, shop, visit in the neighborhood?

HEB, Sams and Kroger are all close! There are many restaurants close and we arent too far from Townelake or downtown so endless options!

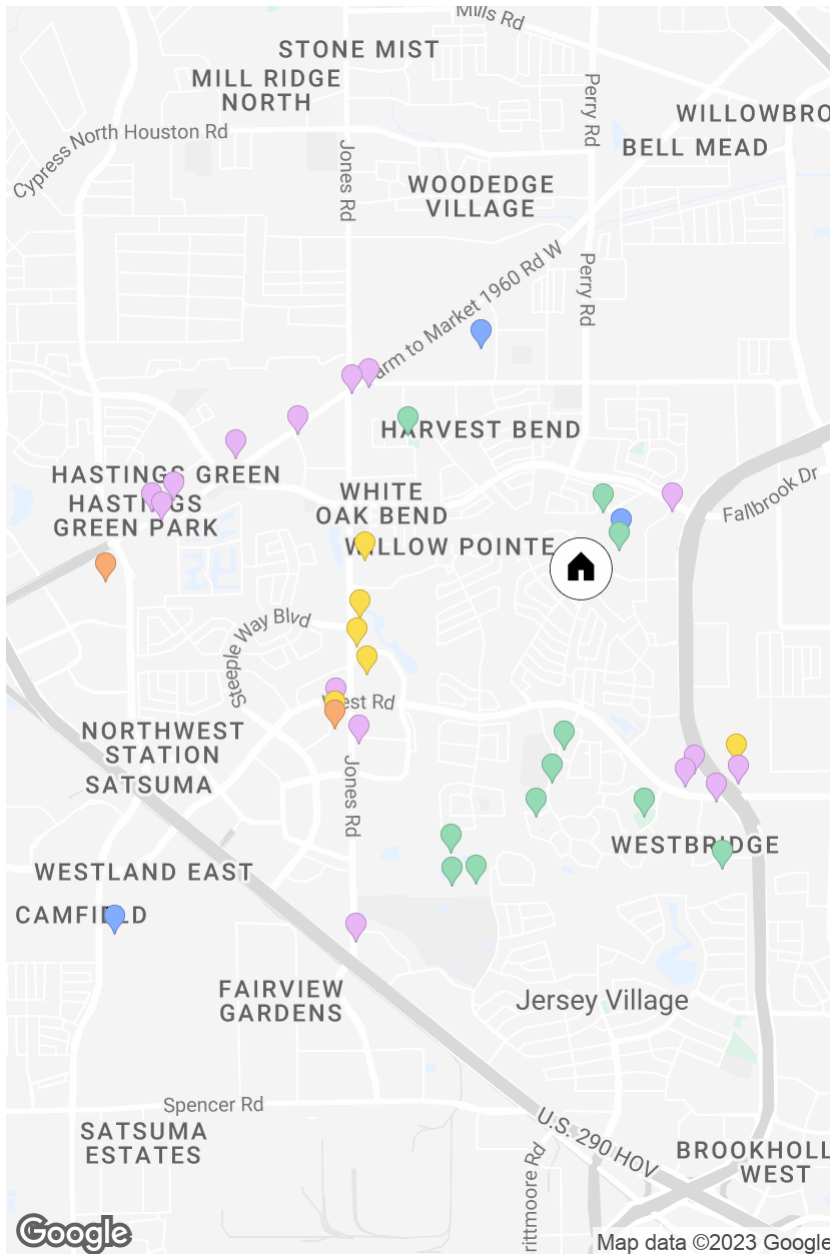
What else can you share with future buyers?

We love sitting outside in the backyard under the patio, its so peaceful. Its a short walk to The Park at Willbern which is beautiful! I have absolutely loved my time in this home and neighborhood and hope someone enjoys it as much as we did!

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Listing Neighborhood

4 BD 2.5BA 2264 SF



SCHOOLS

- Willbern Elementary School, 0.26mi
- Campbell Middle School, 1.24mi
- Cypress Ridge High School, 3.04mi

GROCERY STORES

- ALDI, 1.51mi
- Target Grocery, 2.44mi

RESTAURANTS

- Subway, 1.24mi
- Starbucks, 1.38mi
- Jason's Deli, 1.43mi
- The Backyard Grill, 1.44mi
- Papa Johns Pizza, 1.45mi
- Anothai Cuisine, 1.61mi
- Zaxby's Chicken Fingers & Buffalo Wings, 1.86mi
- Marco's Pizza, 2.12mi
- Raising Cane's Chicken Fingers, 2.17mi
- Willie's Grill & Icehouse, 2.24mi
- Subway, 0.55mi
- Tandoorish, 1.20mi
- Salata, 1.37mi
- Panera Bread, 2.22mi

Smoothie King, 1.48mi

PARKS

- The Park At Willbern, 0.22mi
- Harvest Bend The Meadow Good Park, 0.31mi
- Winchester Village Pool & Park, 0.93mi
- Wheatland Park, 1.11mi
- Harvest Bend Park, 1.12mi
- Waller Park, 1.29mi
- Willowbridge Park, 1.31mi
- Jersey Meadow Park, 1.60mi
- Westwillow Dog Park, 1.70mi
- Jersey Village Dog Park, 1.70mi
- Jersey Village Walking & Jogging Trail, 1.76mi

GYMS

- Crossfit290, 1.11mi
- The Jiu Jitsu Order - Jersey Village, 1.17mi
- Frank's Fitness, 1.22mi
- CrossFit Equality, 1.23mi
- LA Fitness, 1.27mi
- Planet Fitness, 1.48mi