



*For
Sale*

UNLEASH POTENTIAL IN PRIME TIMBERGROVE MANOR

Embrace 1,896 SF of possibility in this 1957 classic on an 8,505 SF lot. Picture enhancing its charm while adding your personal touch. Enjoy proximity and serenity in sought-after Timbergrove Manor.

1315 VALLETA DR | HOUSTON, TX 77008



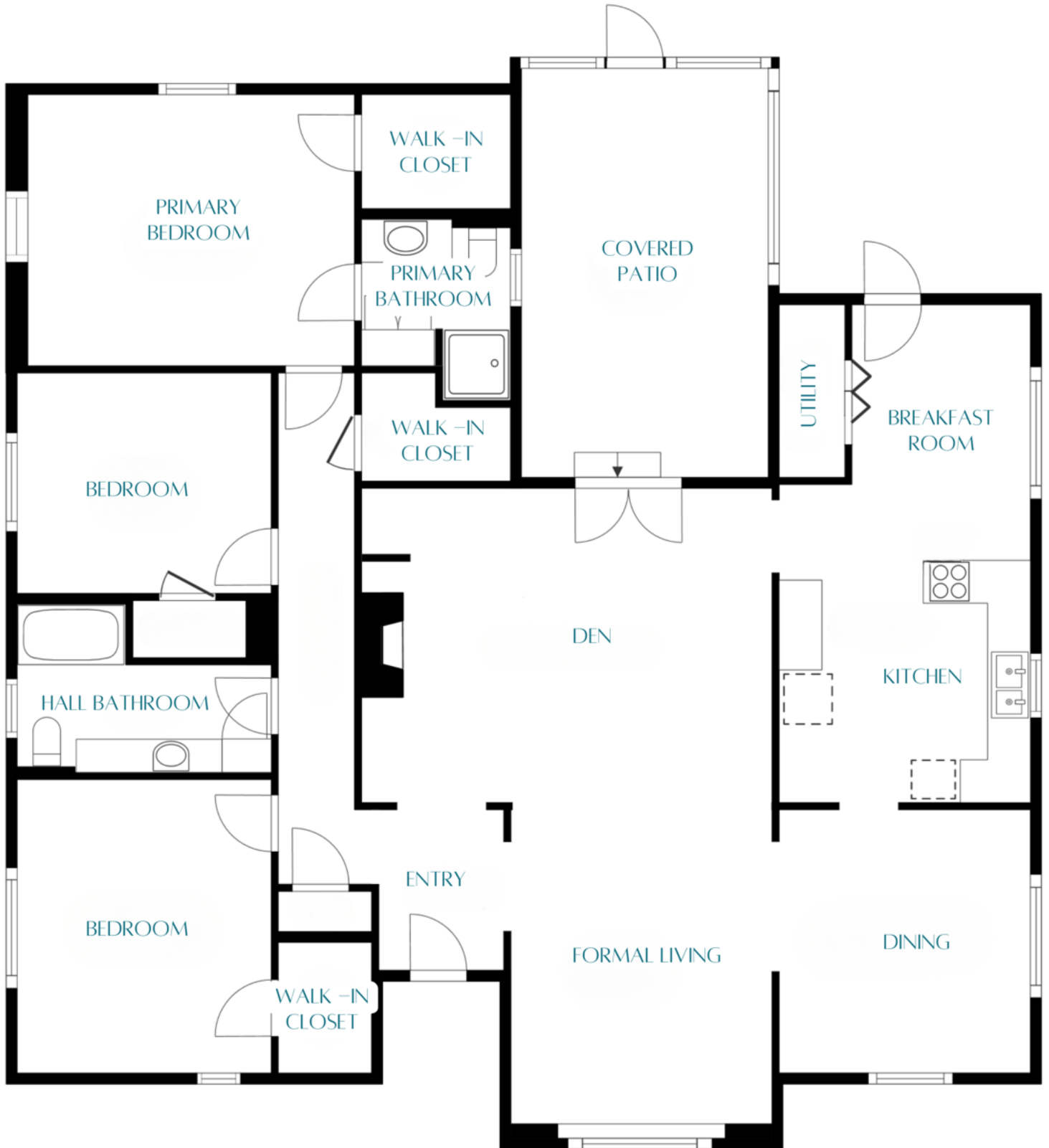
DISCOVER THE BLEND OF HERITAGE, COMFORT, AND UPGRADED FEATURES

Striking a balance between spacious heritage and contemporary convenience, this charming property comes with upgraded double-pane windows and an all-brick exterior, inviting you to explore endless design possibilities. The generous living space, including sizable rooms and a primary suite with an en-suite bath and walk-in closet, promises potential for your dream home. A 2022 water heater adds a modern touch, as you plan to enhance the property's inherent charm. Outdoors, experience

tranquility among mature trees while appreciating the two-car garage and scenic placement. The home's prime location is just steps away from Jaycee Park, Sinclair Elementary, Lorraine Cherry Nature Preserve, and various dining and shopping spots. Never having experienced flooding and residing outside high-risk zones, 1315 Valletta Dr offers peace of mind in a vibrant community. Your dream home, combining location convenience and potential, awaits your touch in Timbergrove Manor.

FLOOR PLAN

The thoughtfully-designed residence at 1315 VALLETA DR boasts a floor plan built for communal gatherings that also has plenty of QUIET PLACES TO TUCK AWAY for private time.



Key Details

3



2



1,896 SF



Lot Size 8,505 SF

Subdivision **Timbergrove Manor**

Year Built 1957

Voluntary Civic Club \$30/YR

5 Minute Walk **Jaycee Park, Sinclair Elementary School**

Garage **Oversized 2 Car Detached**

Construction **Brick (4-Sides), Wood**

Floors **Hardwood, Tile**

MLS Number **62230066**



With more than 45 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 400 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

LISTING SPECIALIST
jennifer@sellinghoustonteam.com
713-240-9671



Kelly Simon

LISTING SPECIALIST
kelly@sellinghoustonteam.com
832-309-1433



Julie Harrison

SEARCH SPECIALIST
julie@sellinghoustonteam.com
281-520-6024



Lauren Neely

SEARCH SPECIALIST
lauren@sellinghoustonteam.com
713-449-4651



711 W 17TH STREET | HOUSTON, TX 77008



This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.