



WESTCHESTER / WEST MEMORIAL

14723 Oak Bend
Houston, TX 77079

4 BD 2 1/2 BA 2842 SF \$974,000

Key Details

Home: 2842 SF per HCAD
Lot: 8960 SF per HCAD
Taxes: \$15,247 per HCAD
HOA: \$950 per year / mandatory

Westchester homeowners enjoy the Westchester Swim and Tennis Club at a reduced resident rate. Residents can also purchase seasonal memberships (buyer to verify) at other area pools including Nottingham Forest Club and Club Westside, depending on capacity.

Room Dimensions (buyer to verify)

Formal Living Room 14 x 11
Kitchen 10 x 8
Breakfast Nook 8 x 8
Family/Den 20 x 13
Dining Room 10 x 10
Primary Bedroom (1st fl) 15 x 14
Bedroom (2nd fl) 18 x 11
Adj Flex Room (2nd fl) 8 x 11
Bedroom (2nd fl) 14 x 11
Bedroom (2nd fl) 14 x 11



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Other Things Buyers Want to Know ...

- Home has been owned and maintained by one family since 1971; first time on the market in 52 yrs
- Home did NOT flood in Hurricane Harvey
- Age of kitchen range and dishwasher - 2.5 yrs
- Meticulous reno work done 01/2020 - 10/2021
- Updated electric includes panel, majority of wiring, plugs, switches, fixtures and recessed lighting
- Hardwood Design Co. French Cut White Oak engineered flooring down; Karastan neutral carpeting up
- Plantation Shutters throughout
- Updated HVAC system and ductwork throughout; 15 SEER, 4 ton unit for home
- Friedrich Kuhl 16,000 BTU AC/Heat Pump unit installed in garage
- Kitchen features Cosentino Silestone countertops, all SS appliances and Kohler sink, gas range
- Updates in all bathrooms include plumbing upgrades, Kohler fixtures and Porcelanosa floor tile
- Laundry room features custom, built-in cabinetry, Zia Cement Tile in laundry room and 1/2 bath
- Colonial Iron double steel and glass front door

Owners favorite features of the house: It is a bright, open and inviting living space with beautiful, mature trees and landscaping.

Owners favorite features of the neighborhood: The neighbors are wonderful people and very friendly. Lots of children on the block! Love the close proximity to Terry Hershey Park and the bike trail system.

COMPASS



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