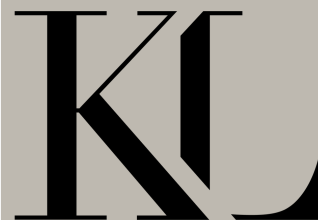
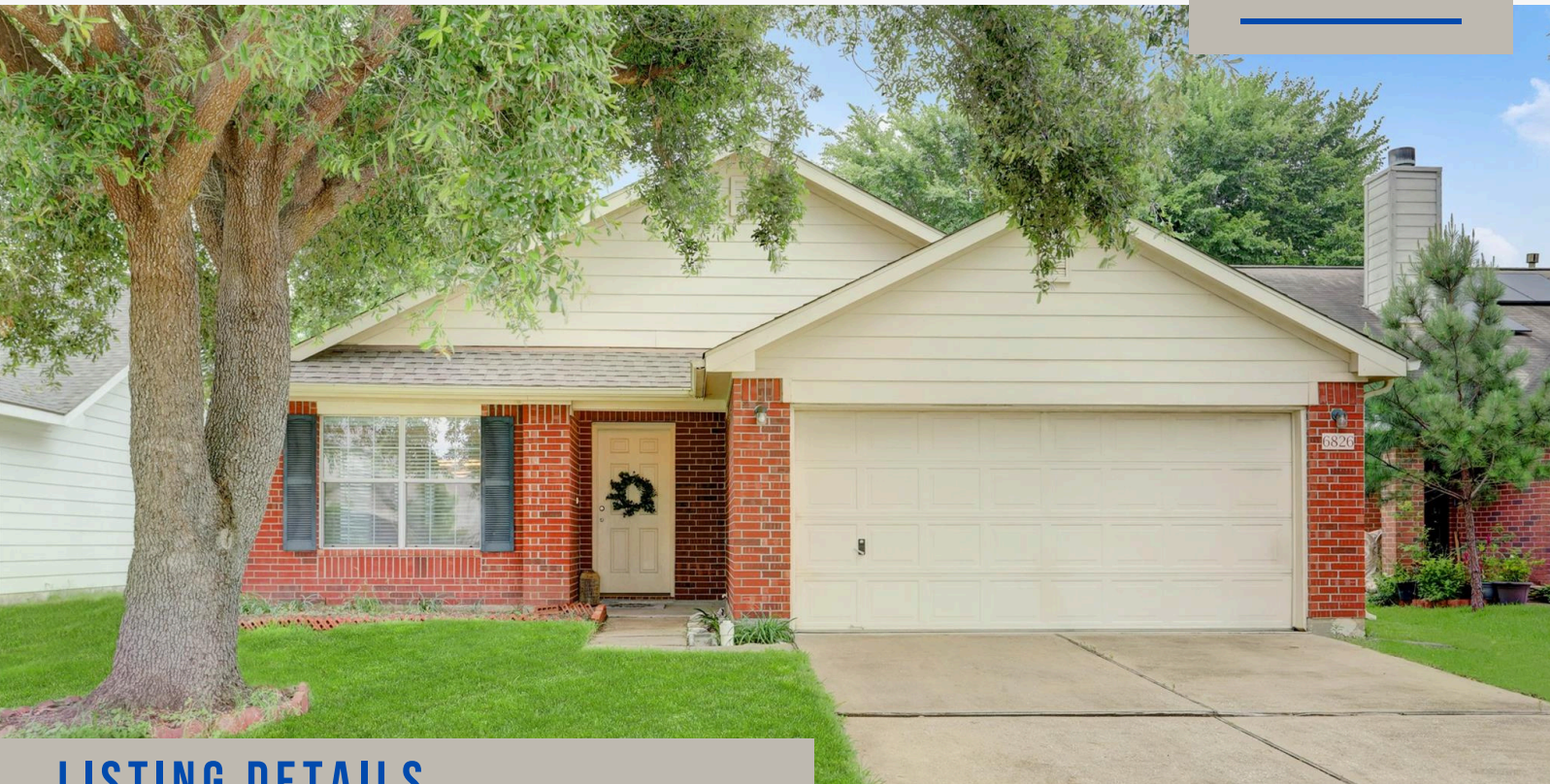


6826 SHINING SUMAC AVE | \$ 270,000  
HOUSTON, TX 77084

## PROPERTY FEATURES & AMENITITES



KRANTZ LINN GROUP



### LISTING DETAILS

**LIVING SPACE:** 1,635 sqft per appraisal district

**LOT SIZE:** 5,314 sqft per appraisal district

**BEDROOMS:** 3

**BATHROOMS:** 2 Full

**YEAR BUILT:** 2003 per appraisal district

**SUBDIVISION:** Maple Trace

**TYPE:** Single Family

**MLS#:** 28427065

### FRONT EXTERIOR

- Two car garage
- Covered front porch
- Brick elevation

### FAMILY ROOM

- On other side of formal dining
- Carpet
- Windows with natural lighting
- Fixed light

### KITCHEN

- No refrigerator or microwave
- White appliances and counter top
- Light beige cabinets with white handles
- Double sided sink that looks out into the living room
- Vinyl flooring
- Eat in breakfast area!

### FORMAL DINING

- Next to living room
- Carpet
- Windows with natural light
- Blinds
- Small separation from rest of house

### LIVING ROOM

- Right at entrance
- Carpet
- Windows with natural lighting

SAMANTHA PLOMER-SWIFT | REAL ESTATE AGENT | 281.757.6865 | SAMANTHA.PLOMER@COMPASS.COM

6826 SHINING SUMAC AVE | \$ 270,000  
HOUSTON, TX 77084

## PROPERTY FEATURES & AMENITITES



### OWNERS RETREAT

- Carpet
- Windows with natural lighting
- Overlooks backyard
- Fixed light
- En-suite bath

### OWNERS ENSUITE BATH

- Vinyl flooring
- Single sink with vanity area
- Garden tub with frosted glass window
- Separate shower

### HONORABLE MENTIONS

- New AC put in 2023
- Radiant barrier
- New water heater put in 2015
- Cutters on the front and sides

### SECONDARY BEDROOMS

- Carpet
- Windows with natural lighting
- Fixed lights

### SECONDARY BATHROOMS

- Vinyl flooring
- Single vanity sink
- Tub and shower combination

### ADDITIONAL INFORMATION

- Zoned to Cypress-Fairbanks ISD
- No covered porch
- Fence is older
- No sprinkler system