



**4084 Breakwood Dr  
Houston, TX 77025**



## Property highlights

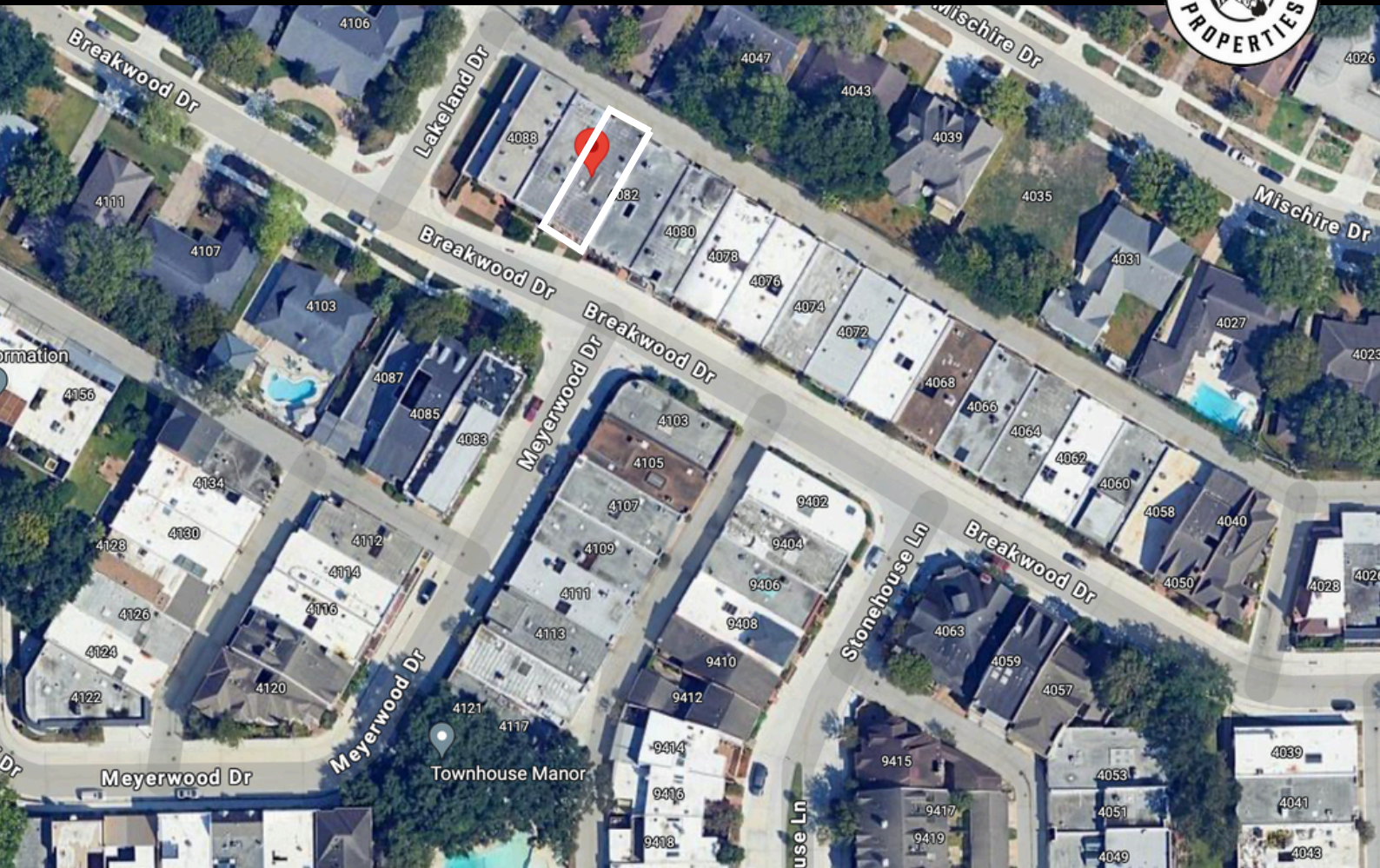
- **Living Space:** Enter into a spacious area adorned with pristine original terrazzo flooring and beams accenting the high ceilings.
- **Front Bedroom Wing:** Enjoy a private retreat with spacious storage, a restroom featuring a walk-in shower, and a double-wide closet—ideal for relocating the laundry if desired.
- **Ample Storage:** Oversized walk-in closets throughout the home provide maximum storage.
- **Attached 2-Car Garage:** Accessible from the alley, offering additional storage and parking space.
- **Community Perks:** Townhouse Manor offers beautiful pool and recreation areas, all within walking distance.



**Amy Lynch Kolflat**

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## Executive Summary

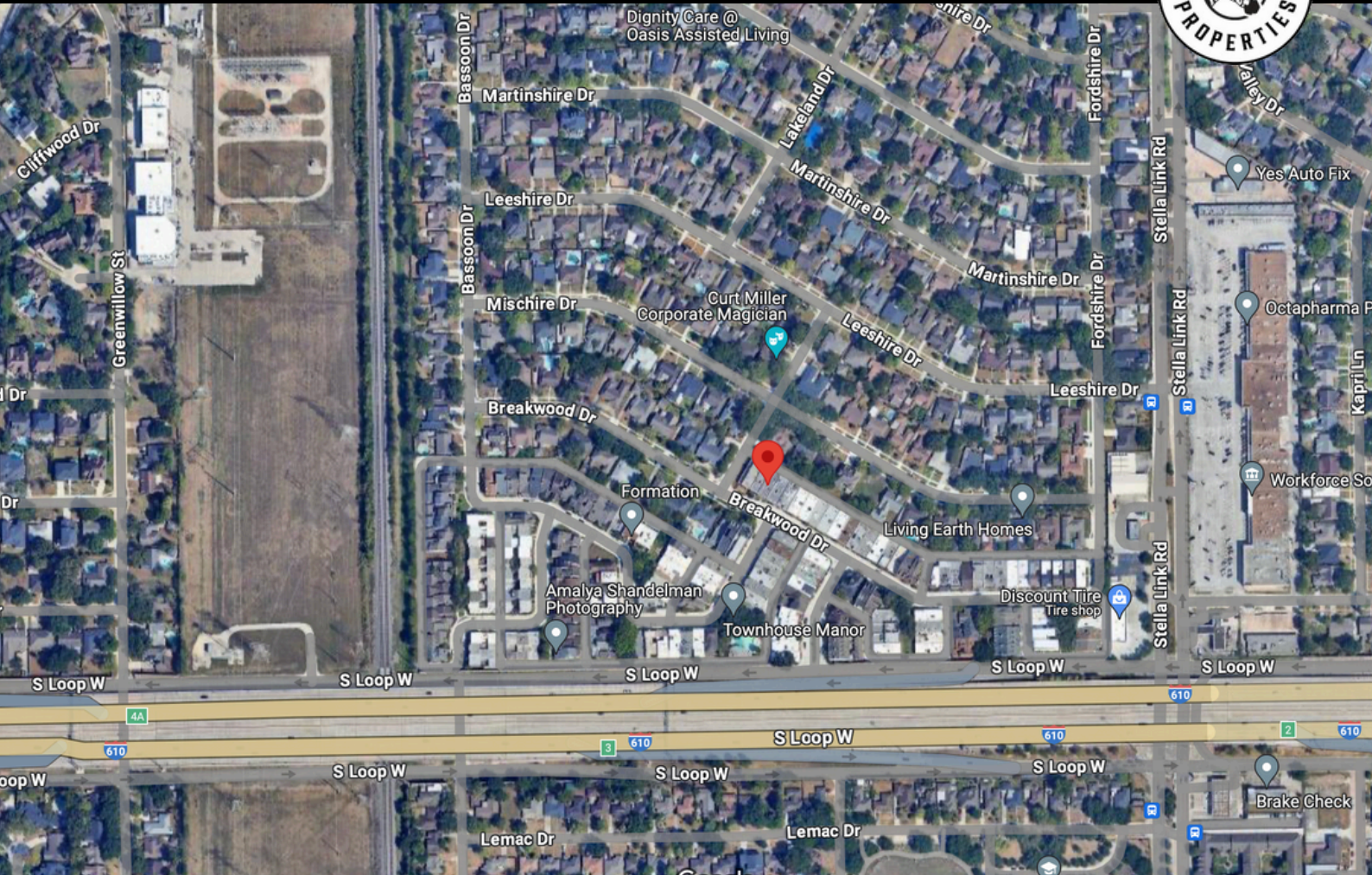
- Welcome home to Townhouse Manor at 4084 Breakwood, a property rich with potential and vintage charm. This versatile residence features a double primary setup, ideal for flexible living arrangements. The inviting living space showcases pristine original terrazzo flooring and high ceilings accented with beams, creating an open and airy ambiance. The front bedroom offers its own private wing, complete with spacious storage and a restroom with a walk-in shower. Additionally, the double-wide closet in this area presents an excellent opportunity for relocating the laundry if desired.
- Throughout the home, you'll find unique retro touches, including a cozy fireplace, intricate woodwork, and vintage fixtures, making it a true time capsule. The dining room provides access to an atrium, perfect for enjoying meals al fresco or entertaining guests. The kitchen features a skylight in excellent condition and solid wood cabinetry, ready for your remodeling ideas. Ample oversized walk-in closets offer maximum storage space, while the attached two-car garage, accessible from the alley, provides additional storage and parking for two vehicles.
- Townhouse Manor offers beautiful pool and recreation areas, enhancing the appeal of this walkable neighborhood. Schedule a private tour today to explore the full potential and charm of 4084 Breakwood.



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## Offering Summary

# SALE PRICE: \$325,000

**Address**  
4084 Breakwood Dr

**City**  
Houston

**State**  
TX

**Zip Code**  
77025

**County**  
Harris County

**Subdivision**  
Townhouse Manor ([View subdivision price trend](#))

**Legal Description**  
LT 3 BLK 4 TOWNHOUSE  
MANOR

**Property Type**  
Townhouse/Condo -  
Townhouse

**Bedroom**  
2 Bedroom(s)

**Bath**  
2 Full Bath(s)

**Garages**  
2 / Attached

**Stories**  
1

**Building Size**  
1,481 Sqft/Appraisal District

**Architecture Style**  
Traditional

**Year Built**  
1966 /Appraisal District

**Lot Size**  
2,440 Sqft./Appraisal District

**Maintenance Fee**  
\$1,200 / Annually

**Key Map®**  
532N

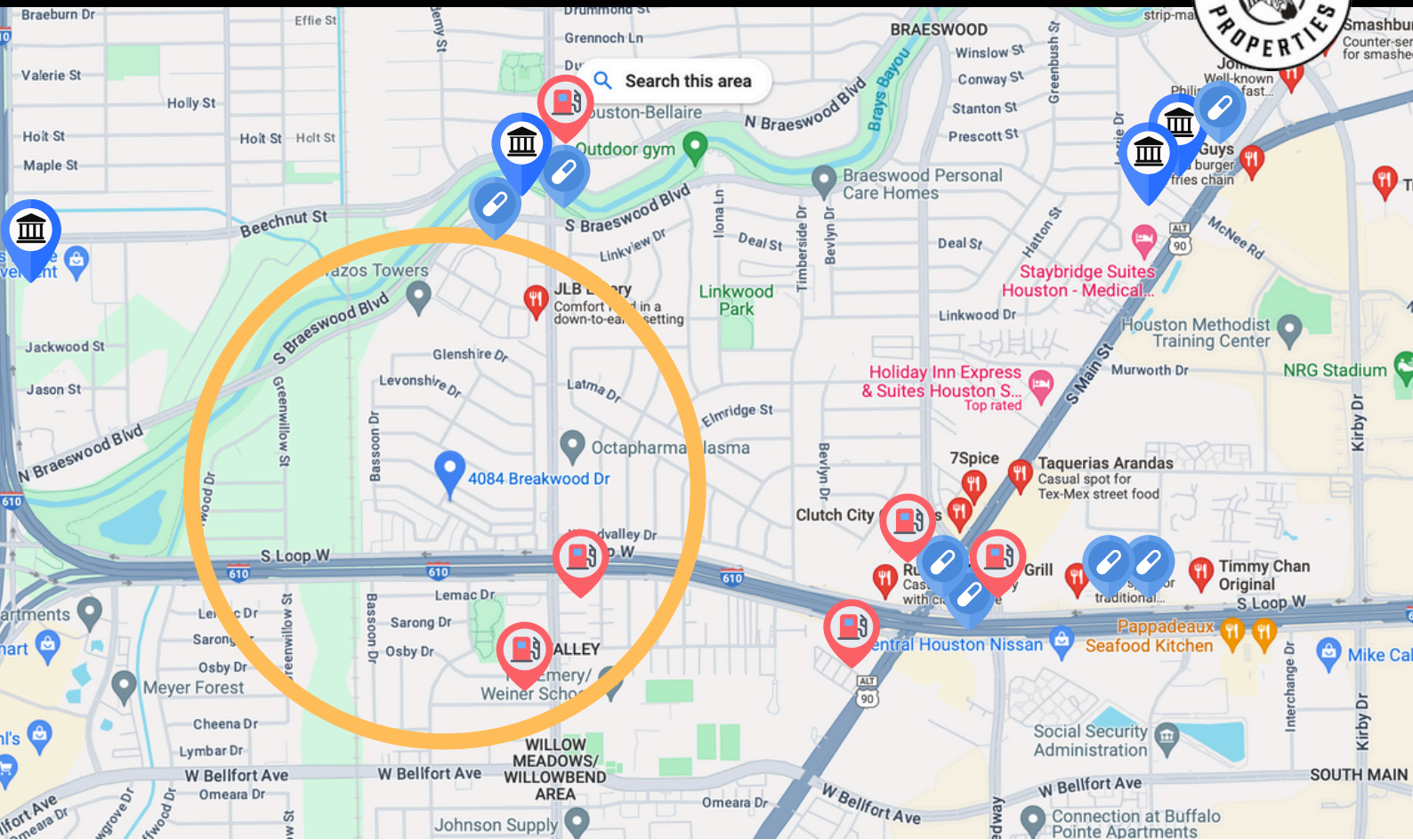


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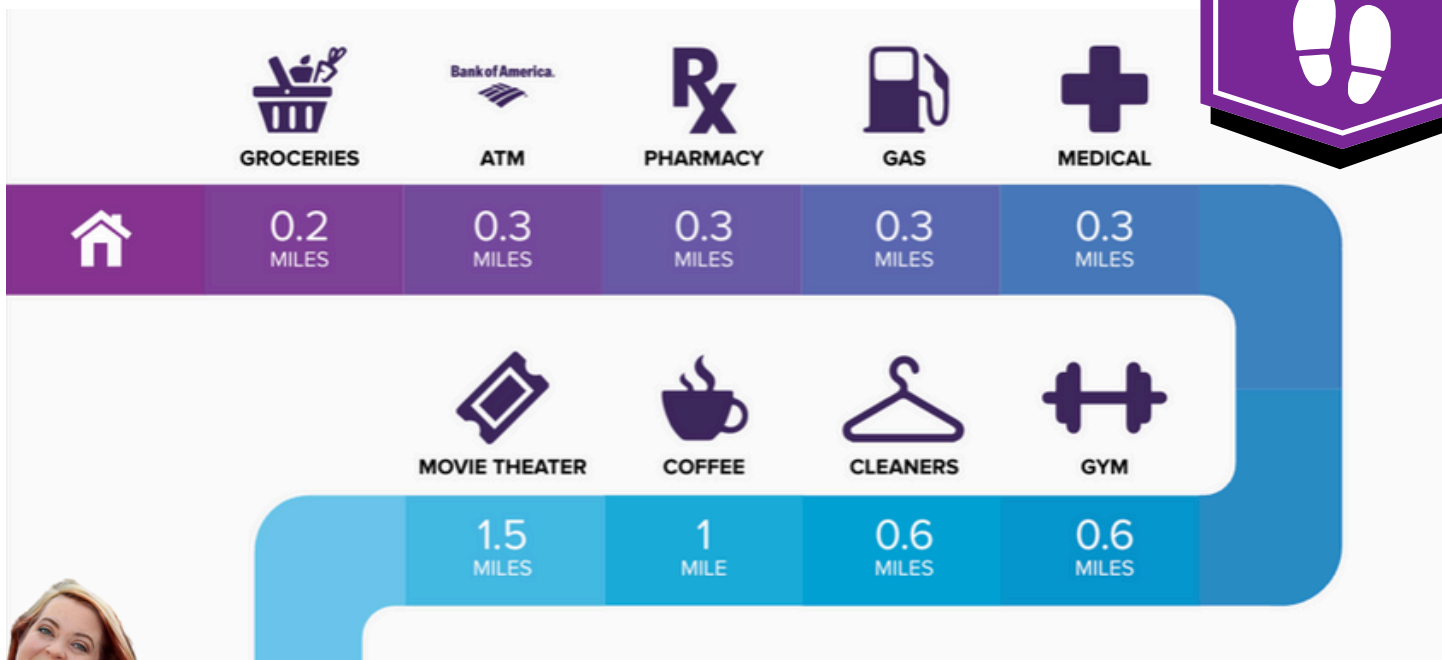


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## VERY CONVENIENT

This building is in a very convenient area. Some daily errands in this location and most major services are within 1 mile.



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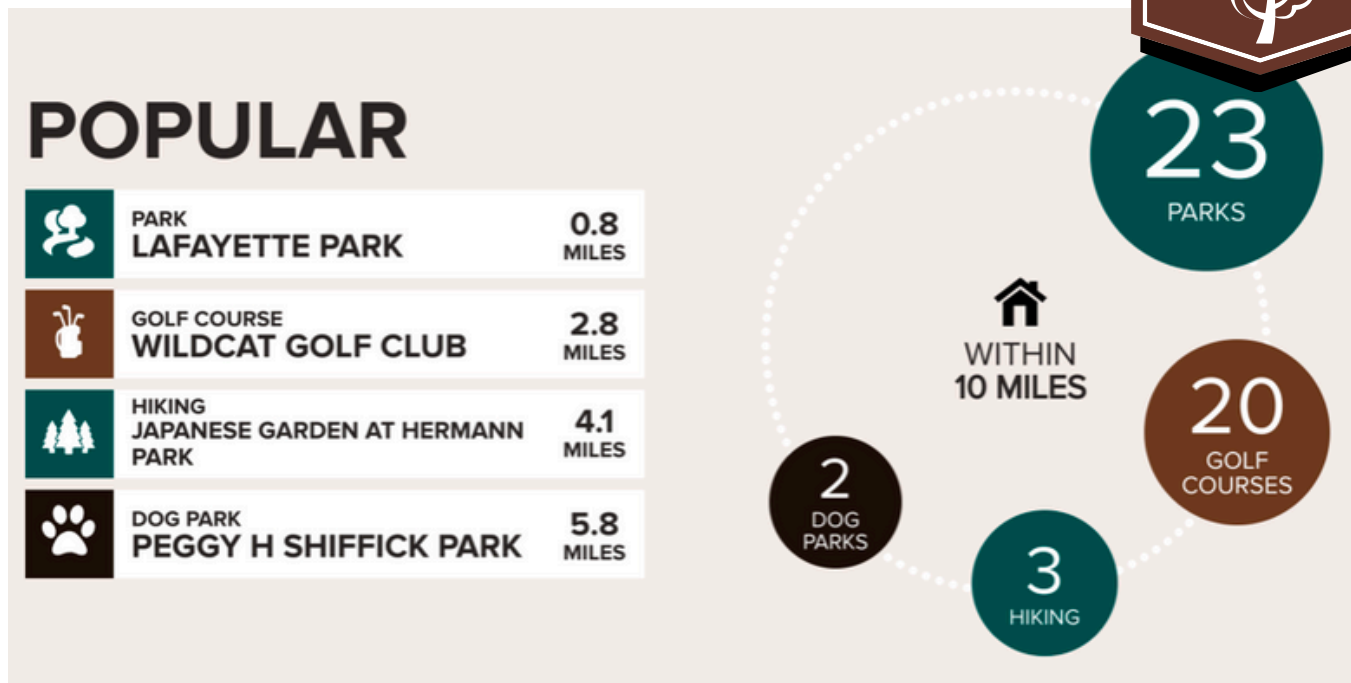
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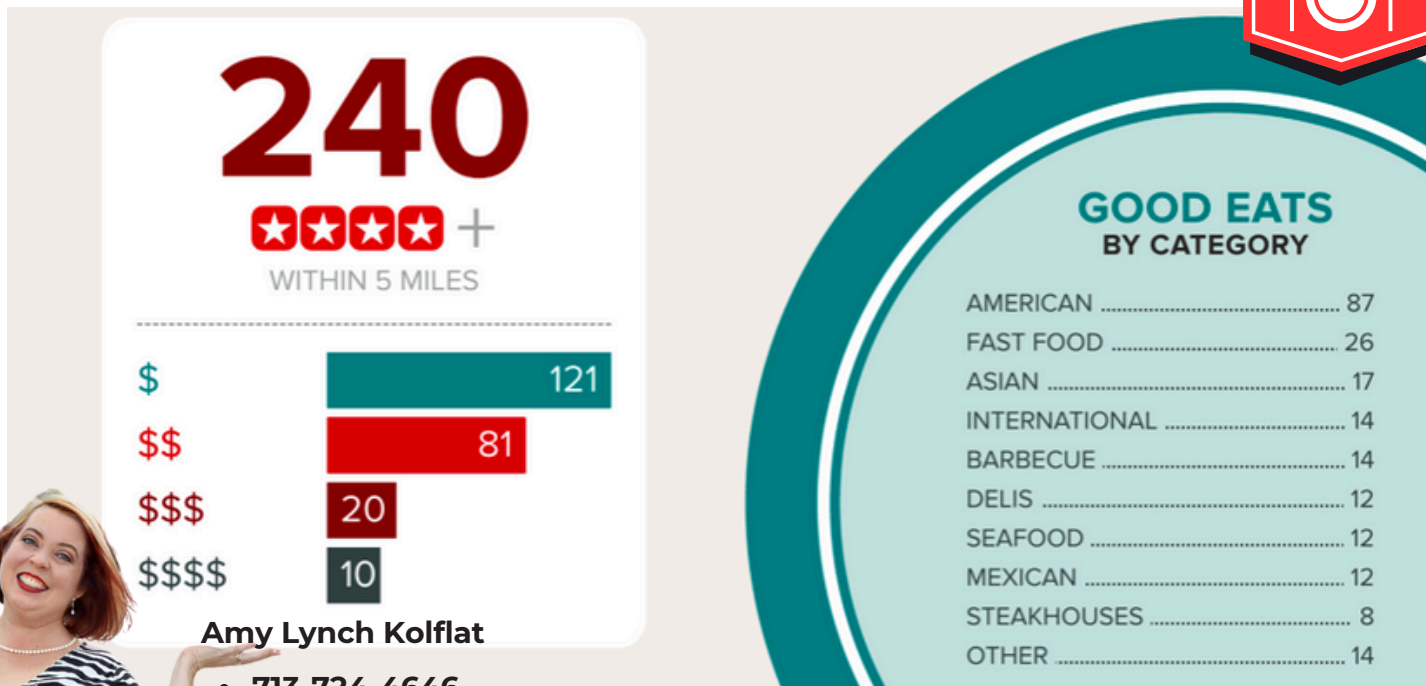
**THE GREAT OUTDOORS**

This building is located near a variety of outdoor activities.



**NEIGHBORHOOD EATS**

This building is located near 207 moderately priced restaurants and has an above average variety of cuisines.



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## SCHOOL IN THE AREA

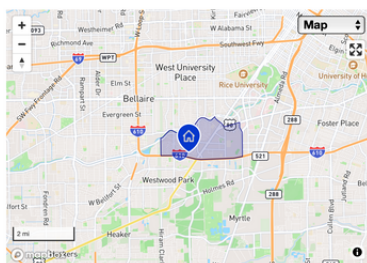
The assigned schools are **average** for the area. There are also **64** private schools and **15** charter schools within **5** miles.



PK-5	LONGFELLOW ELEMENTARY SCHOOL ASSIGNED	5 RATING
6-8	PERSHING MIDDLE SCHOOL ASSIGNED	6 RATING
9-12	BELLAIRE HIGH SCHOOL ASSIGNED	6 RATING

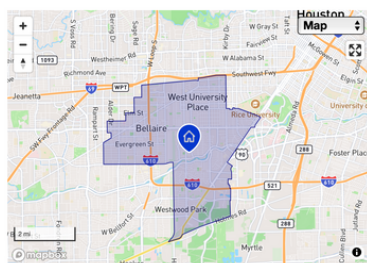
**Elementary School**

**Longfellow Elementary School**  
3617 NORRIS, HOUSTON, TX, 77025  
Grade Span: EE-05  
★★★★★  
**B** Good



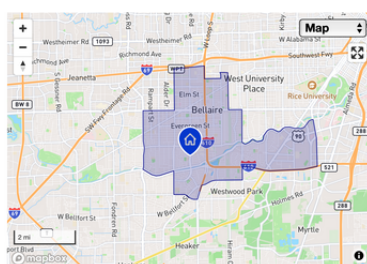
**Middle School**

**Pershing Middle School**  
3838 BLUE BONNET, HOUSTON, TX, 77025  
Grade Span: 06-08  
★★★★★  
**B** Good



**High School**

**Bellaire High School**  
5100 MAPLE, BELLAIRE, TX, 77401  
Grade Span: 09-12  
★★★★★  
**B** Good



### Accountability Ratings

**B**  
Good  
★★★★★  
Texas edu board's ratings

SCALED SCORE	
Student Achievement	65
Student Progress	94
Closing Performance Gaps	78
Overall	89

### Accountability Ratings

**B**  
Good  
★★★★★  
Texas edu board's ratings

SCALED SCORE	
Student Achievement	85
Student Progress	90
Closing Performance Gaps	87
Overall	89

### Accountability Ratings

**B**  
Good  
★★★★★  
Texas edu board's ratings

SCALED SCORE	
Student Achievement	86
Student Progress	85
Closing Performance Gaps	79
Overall	84



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- TMC Transit Center

11 MIN DRIVE  
< 3.8 MI

- Fannin South Transit Center

9 MIN DRIVE  
< 3.3 MI



- GEORGE BUSH INTERCONTINENTAL AIRPORT

36 MIN DRIVE  
31.5 MI

- WILLIAM P HOBBY AIRPORT

20 MIN DRIVE  
12.9 MI



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