

# 18211 Kitzman Rd.

## Offered at \$1,450,000



**Rosana Weber**  
Walzel Properties  
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Address:  
1542 Ridge Park Dr.  
Houston, TX 77095

### Notable Features + Amenities

**Main House** - 4 Bedrooms | 4 Baths and 1 Half Bath | 4 Carport  
5,679 Sq. Ft (Per Appraisal) | 4.723 Acres (Per HCAD) | Built in 2014  
(Per Seller)

**Guest House** - 6 Bedrooms | 3 Baths and 1 Half Bath | 2 Carport  
2 Attached Garage | 3,521 sft (Per HCAD) | Built in 1986 (Per  
HCAD)

- Roof 2014 (Main House)
- HVAC 2019 (Main House), 2022 (Guest House)
- Two Water Heaters 2022
- Well Water Tank 2018
- Fresh Interior Paint 2021 (Main House)
- Resurfaced Pool & Decking 2022
- 1560 Sq Ft. Metal Barn with Workshop
- Horse Barn, Horses Allowed
- Stocked Pond, Automatic Gate







### **Main House**

- 30' First Floor Ceiling
- 14' Ceiling Throughout
- Stainless Steel Appliances
- Digital Rain Shower in Primary Bath
- Covered Balconies and Patios
- Gameroom
- Ensuite Bath in All Bedrooms
- Double Pane Windows

### **Guest House**

- Stainless Steel Appliances
- Bar
- Game Room
- Safe Room

**\*\*\*\*Seller Coveys 2 Washers, 2 Dryers, 2 Refrigerators\*\*\*\***

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