

12306 WOODTHORPE LANE, HOUSTON, TX 77024

4 BD | 3.5 BA | 2,785 SQ. FT | 8,640 SQ. FT LOT



RECENTLY REMODELED AND MOVE-IN READY!

To get listing and finance info about this property,



text LIST9923618
to 800.701.6509

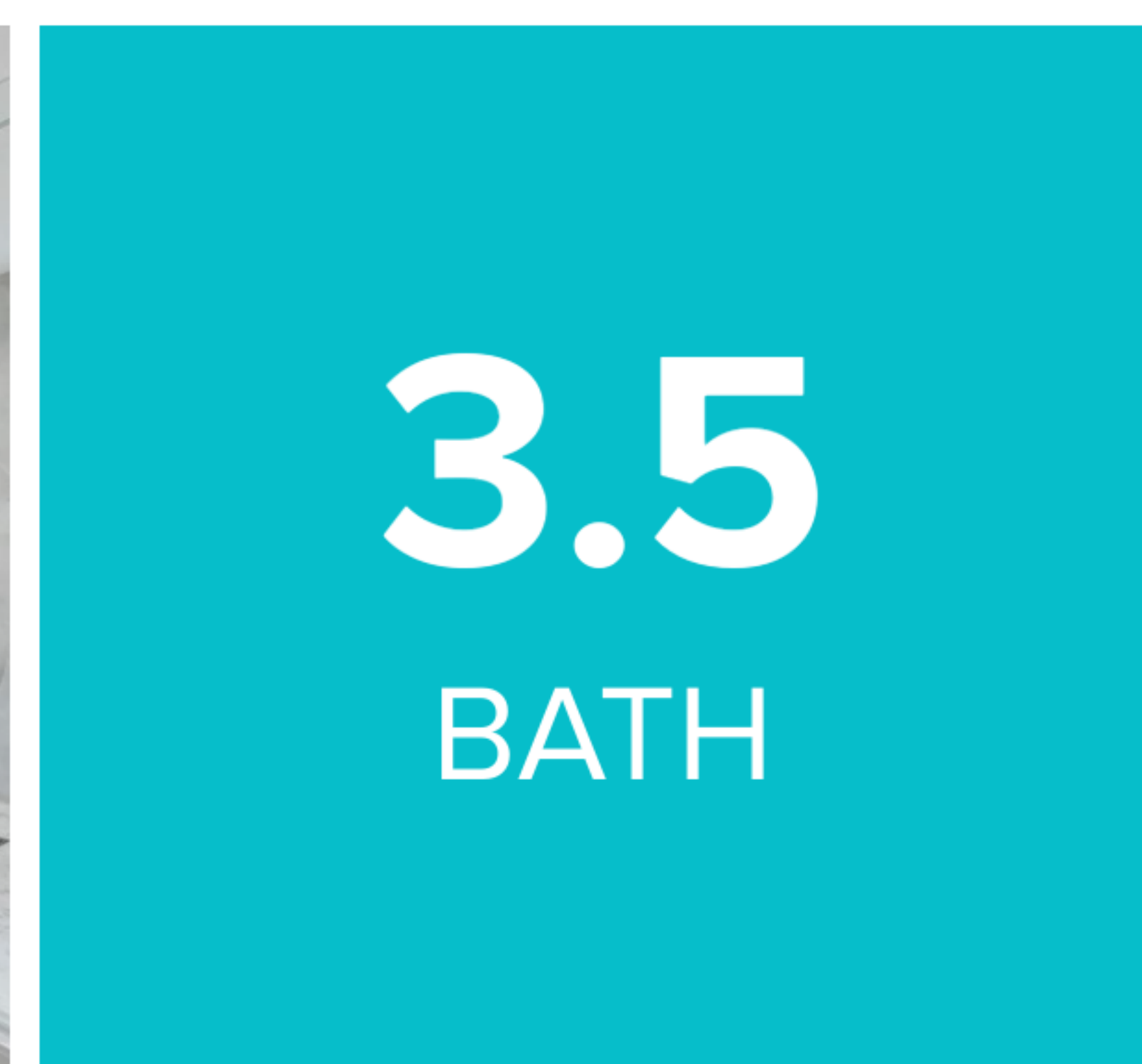
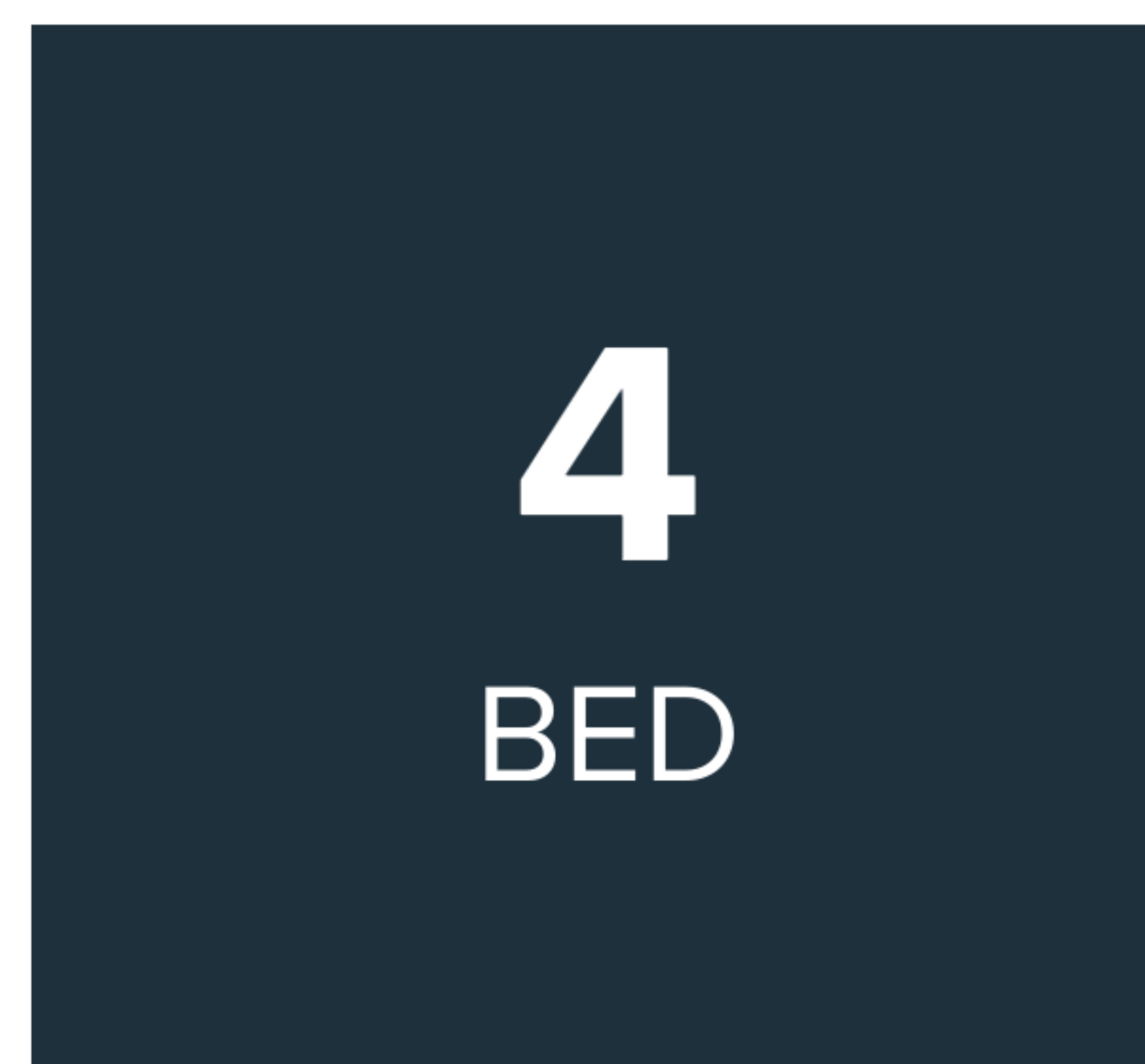
Message and data rates may apply

OR, scan
this code



ABOUT THIS PROPERTY

Welcome to this completely remodeled 4-bedroom, 3.5-bathroom home nestled in the cul-de-sac of the highly sought-after Memorial West area. This home has undergone a top-to-bottom renovation, featuring major updates including new PVC sewer lines, PEX water lines, wiring, three new HVAC systems, a new roof deck and roof, as well as new sheet rock, insulation, windows, flooring, kitchen, bathrooms, and more. The 10-foot-high ceiling living room boasts large windows, creating a modern and inviting atmosphere that seamlessly connects to the open kitchen, dining area, and living space. The HOA fee is \$350 annually.



ARASH ASGHARIAN

Real Estate Agent

m: (346) 232-8946 | o: (713) 461-9393

e: arash@arrivehouston.com

w: arrivehouston.com

Arrive
HOUSTON GROUP

1220 Augusta Dr, Unit 300, Houston, TX 77057



JAMES BARNES

Senior Loan Officer

NMLS# 215987

m: (512) 228-8124

e: james.n.barnes@gmail.com

w: www.bestlenderincolorado.com

NEXA
Mortgage

3100 W Ray RD STE 201 Office # 209, Chandler, AZ 85226
Branch NMLS# 1660690 | (602) 344-9333

12306 WOODTHORPE LANE, HOUSTON, TX
77024

4 BD | 3.5 BA | 2,785 SQ. FT | 8,640 SQ. FT LOT



ARASH ASGHARIAN
m: (346) 232-8946 | o: (713) 461-9393
e: arash@arrivehouston.com
w: arrivehouston.com



VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- | | | |
|-------------------------|---------------------|--------------------|
| GAS
0.2 MI | GYM
0.2 MI | PHARMACY
0.2 MI |
| MEDICAL
0.3 MI | GROCERIES
0.3 MI | COFFEE
0.4 MI |
| MOVIE THEATER
0.4 MI | ATM
0.6 MI | CLEANERS
0.7 MI |



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 55 private schools and 8 charter schools within 5 miles.

- | | | | |
|--------------------|--|--------------------|--|
| 7
RATING | PK-5
BUNKER HILL
ELEMENTARY SCHOOL
ASSIGNED | 9
RATING | 6-8
MEMORIAL MIDDLE
SCHOOL
ASSIGNED |
| 6
RATING | 9-12
MEMORIAL HIGH
SCHOOL
ASSIGNED | | |



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- | | |
|--|--|
| GOLF COURSE
CLUB CHAMPION GOLF
(0.7 MILES) | PARK
HAPPY PLAYLAND
(1.5 MILES) |
| HIKING
NICHOLSON HIKE & BIKE TRAIL
(8.7 MILES) | DOG PARK
PEGGY H SHIFFICK PARK
(9.5 MILES) |



NEIGHBORHOOD EATS

This home is located near 172 moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN	60	INTERNATIONAL	11
ASIAN	29	MEXICAN	9
FAST FOOD	20	SEAFOOD	8
BARBECUE	14	STEAKHOUSES	6
CHINESE	13	OTHER	15

