

**1318 CRYSTAL HILLS DRIVE, HOUSTON, TX 77077**

**4 BD | 3.5 BA | 2,863 SQ. FT | 8,296 SQ. FT LOT**



To get listing and finance info about this property,



text **LIST10110649**  
to **800.701.6509**

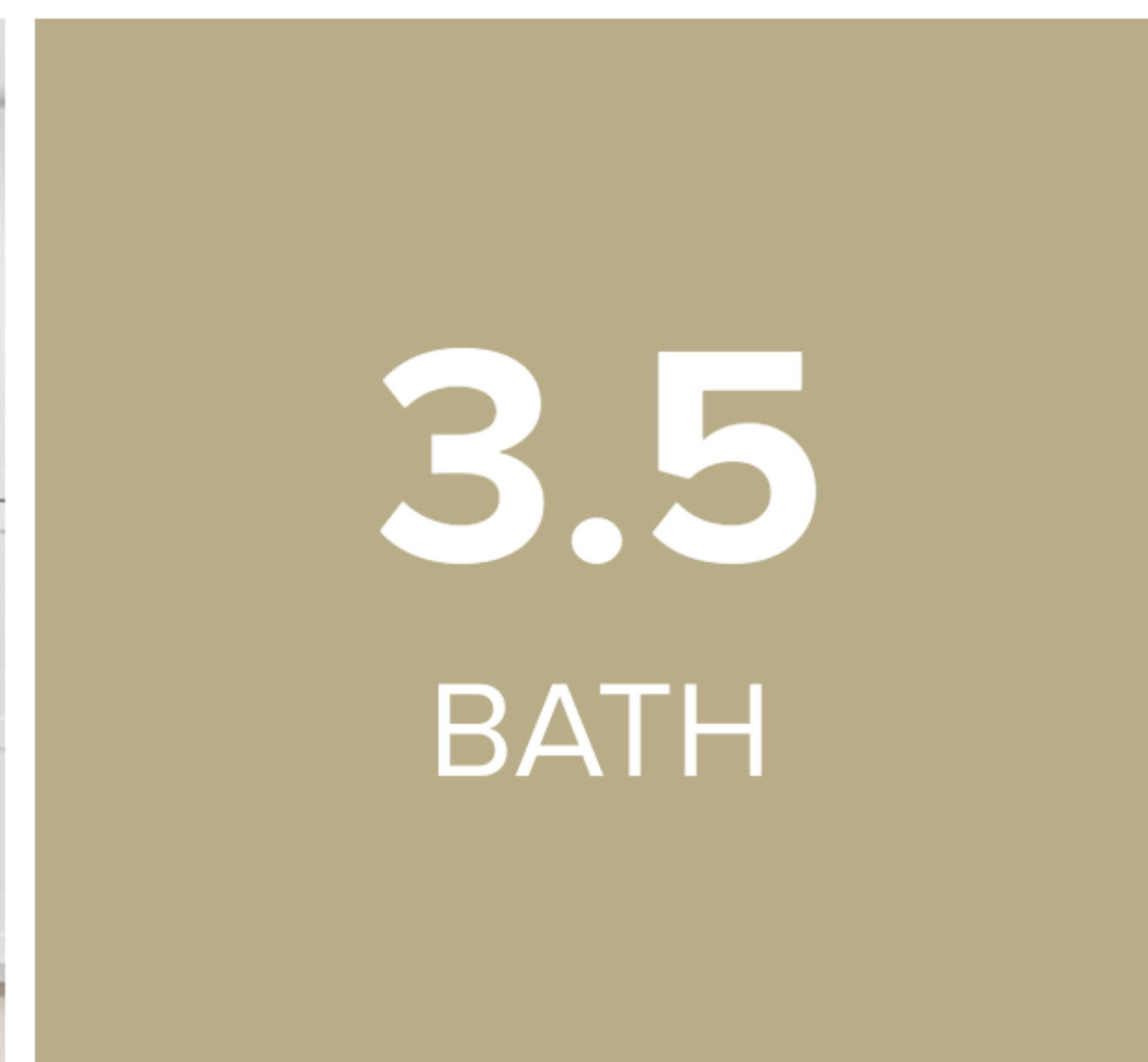
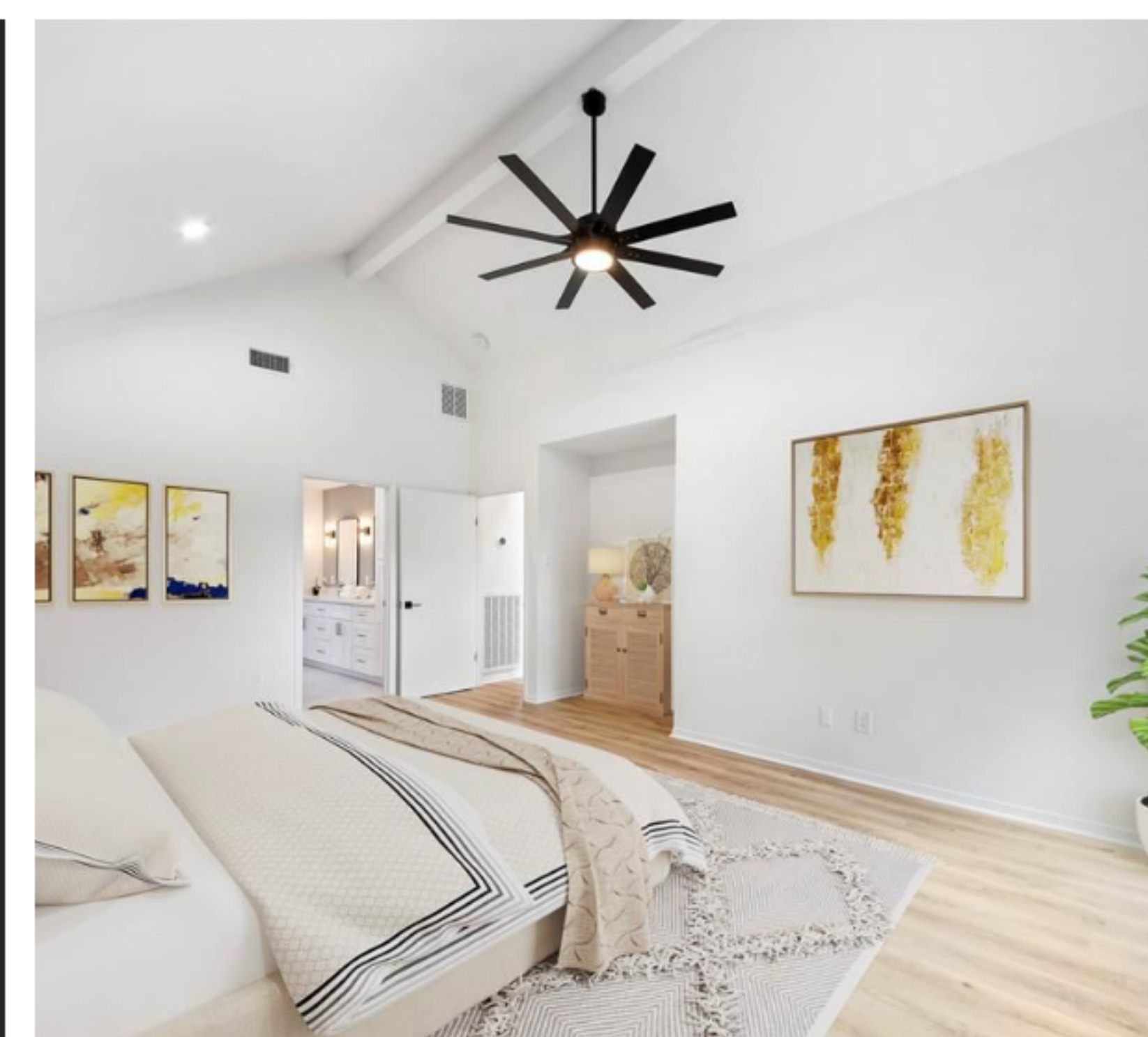
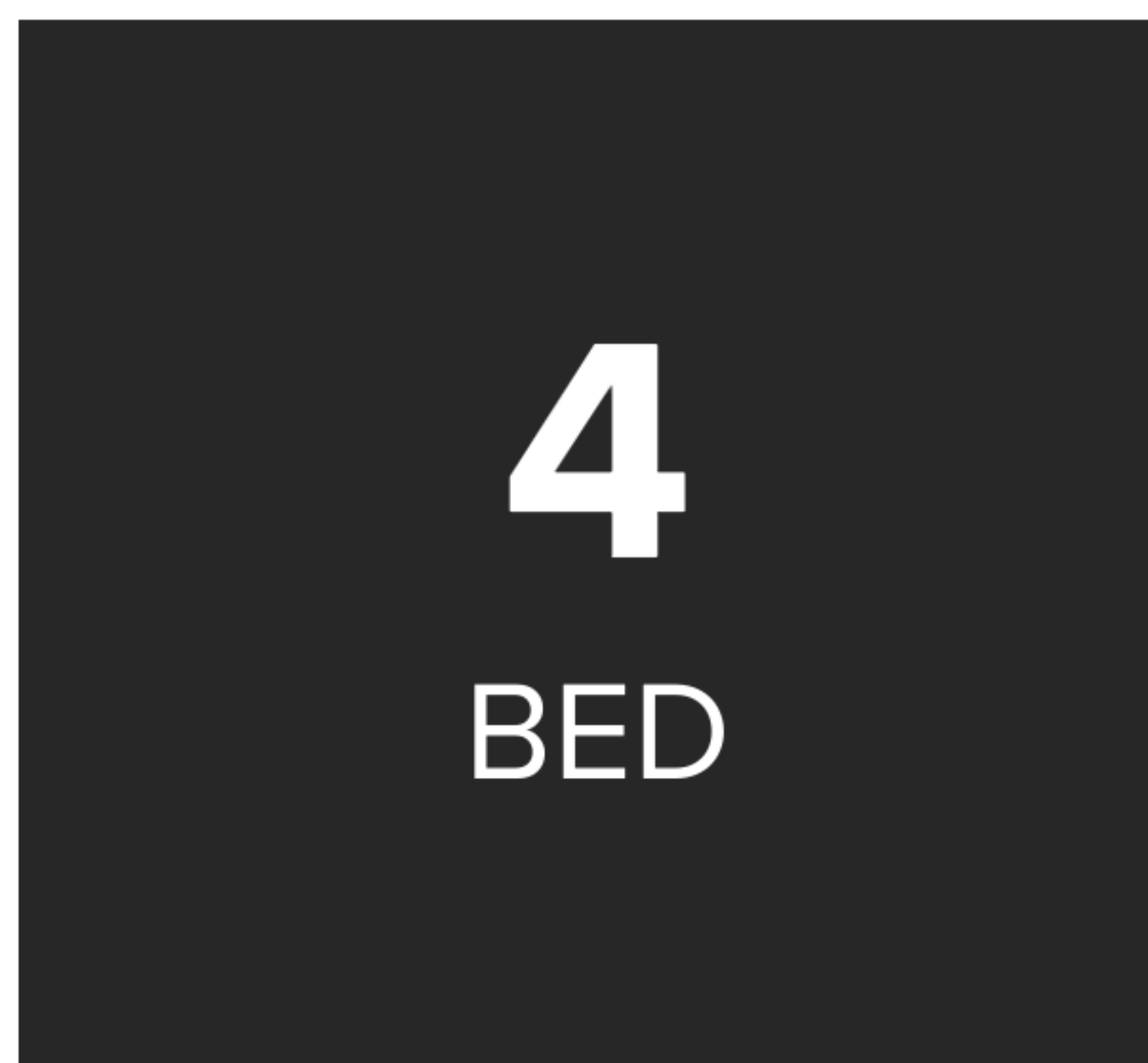
Message and data rates may apply

OR, scan  
this code



## ABOUT THIS PROPERTY

Recently remodeled 4-bedroom, 3 1/2 bathroom, high ceiling with large size windows house. Updates include new PEX water lines, flooring, windows, exterior doors, breaker box, remodeled kitchen and bathrooms, attic insulation, AC ducts, light fixtures, ceiling fans, and dishwasher. Fresh paint interior and exterior, German Schmeier bricks, new sidewalk, and more. No back neighbors and easy access to Terry Hershey Park. Located in a subdivision with a pool, tennis court, playground, clubhouse, and 24/7 security patrol. Convenient access to major highways.



**ARASH ASGHARIAN**

Real Estate Agent

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**Arrive**  
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**JAMES BARNES**

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**NEXA**  
Mortgage

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

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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.

- GYM 0.5 MI
- CLEANERS 0.5 MI
- PHARMACY 0.5 MI
- ATM 0.5 MI
- GROCERIES 0.5 MI
- MEDICAL 0.6 MI
- GAS 0.8 MI
- MOVIE THEATER 0.9 MI
- COFFEE 1.2 MI



### SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also 52 private schools and 3 charter schools within 5 miles.

- 3 RATING** PK-5 SHADOWBRIAR ELEMENTARY SCHOOL ASSIGNED
- 7 RATING** 6-8 WEST BRIAR MIDDLE SCHOOL ASSIGNED
- 5 RATING** 9-12 WESTSIDE HIGH SCHOOL ASSIGNED



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

- GOLF COURSE LAKESIDE COUNTRY CLUB (1.4 MILES)
- PARK NOTTINGHAM PARK (1.5 MILES)



### NEIGHBORHOOD EATS

This home is located near 142 moderately priced restaurants and has an **above average** variety of cuisines.

#### BY CATEGORY

AMERICAN .....	39	MEXICAN .....	7
ASIAN .....	33	INTERNATIONAL .....	7
FAST FOOD .....	27	BAKERIES .....	6
CHINESE .....	11	SEAFOOD .....	5
BARBECUE .....	9	OTHER .....	10

