



3-4

BEDROOMS

2

FULL BATHROOMS

1

PARTIAL BATHROOMS

2,768

± SQ.FT.

9101 Briar Forest Drive

in Hudson Forest/Hudson on the Bayou

\$735,000

- Beautifully updated and meticulously maintained – so light & bright!
- Perfect home + community for right-sizing and/or a lock & leave lifestyle
- Private historical neighborhood that is well-forested, has walking trails, year-round pool, fenced dog park, children's playground
- 24-hour entry guard with a roving patrol
- Zoned to sought-after Memorial High School (Spring Branch ISD)
- Updated windows & doors, PEX plumbing, hardwood floors, recent 4-ton 16 SEER A/C, TWO new hot water heaters, new security system (owned)
- Private front courtyard, oversized back deck, attractive yet low maintenance landscaping
- First floor is ALL ONE LEVEL (no step up/step down entry like in the originals)
- Custom designed kitchen with custom cabinets (including doors with lights, glass and mirror inserts), quartzite counters, recessed LED lighting, coffee bar, painted mahogany/glass folding doors, glass transom window and updated appliances; separate pantry & utility closet
- Primary suite downstairs w/French doors leading outside, dual walk-in closets, primary en-suite bath with soaking tub, large walk-in shower, double sink vanity, quartzite counters, custom cabinets with millwork/mirror inlays, lots of storage, sky light
- Downstairs den could be used as bedroom/office - custom built-ins with powder bath (that can be converted back to a full bath thanks to it still being plumbed for tub/shower)
- Two bedrooms upstairs (one could be used as second Primary) w/full bath and bonus space
- Soaring ceiling heights w/triple windows viewed in the formal dining & upstairs landing, plenty of built-ins with thick custom glass shelving, gas log fireplace

You will not be disappointed in all this home and community have to offer. Your next home is here!



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