



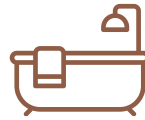
HOME FEATURE SHEET

8307 OBSIDIAN COURT, ROSHARON, TEXAS 77583

offered at \$250,000



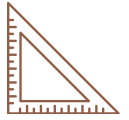
3 bedrooms



2 bathrooms



2 car garage



1609 sqft



HOME FEATURES:

- Located on Cul De Sac street with pocket park on same street & community park adjacent to Cul De Sac
- Spacious Bedroom Sizes
- Walk In Closets
- Walk In Shower in Primary Bath
- **BRAND NEW AC SYSTEM** with **10-year Parts Warranty and 1 year Labor Warranty** by John Moore LLC (*Installed November 2024*)
- **BRAND NEW CARPET & PADDING** (*Installed January 2025*)
- **BRAND NEW LIGHTING** (*Installed January 2025*)
- **BRAND NEW INTERIOR PAINT & TRIM** (*Completed February 2025*)
- **Water Softener System**
- New Garage Remotes
- **BRAND NEW VANITY SINKS IN PRIMARY BATH** (*January 2025*)
- **NEWER WATER HEATER**
- **Pest Control System** inside walls with access on exterior



COMMUNITY FEATURES:

- Southern Colony Community
- Close Proximity to major employment centers, such as the Texas Medical Center and Downtown Houston
- Playgrounds - toddler & traditional
- Splash Pad
- Dog Park
- Exercise Machines
- Soccer Field, Volleyball Court
- Walking Trails
- **LOW TAXES, LOW HOA DUES!**



Sara ter Heege

281.739.2578

sara@sarasellstx.com

www.schroederandcorealestate.com

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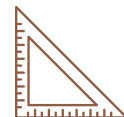
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