

4319 Townes Forest Rd - Forest Creek

Friendswood, TX



4 bedrooms 2 baths 2 car garage Covered patio

features

OFFERED AT \$284,750

- Home 1664 square feet, lot 6600 square feet
- Zoned to Clear Creek ISD
- Open concept floor plan with family room , kitchen & breakfast room perfect for entertaining friends & family
- Hard surface floors throughout the home
- Kitchen / Breakfast room
 - Granite counters, new electric range & rangehood, dual stainless sink, deep pantry, lots of counter & cabinet space
 - Breakfast room overlooks the backyard
- Family room - spacious with large window that overlooks the backyard, raised hearth brick faced wood burning fireplace with mantel
- Primary suite - granite counter vanity, tub / shower combo, dual walk-in closets, WC
- Full bath - combined tub / shower
- Large walk-in closet off the foyer

- 20x12 Covered patio beckons you to sit & enjoy your favorite beverage
- 2024 French drains in the backyard, backyard fenced
- 2024 Stainless electric range & hood
- 2024 ridge vent added to the roof to improve energy efficiency
- 2021 Roof (per previous seller)
- 2020 Carrier HVAC
- 2015 Water Heater
- Easy Access to anywhere in the Houston Metro area
- Friendswood has a smaller community feel with affordable living, plenty of local shopping and restaurants
- Tax rate 2.0919

negotiable non-realty items Refrigerator, Washer & Dryer *as per seller



The Klemann-Cohen Team

KW PREFERRED KELLERWILLIAMS, REALTY

Each office independently owned and operated

Lauren Klemann-Cohen, Realtor® Lauren@KlemannCohenTeam.com 713-819-3069

Joel B. Cohen, Realtor® Joel@KlemannCohenTeam.com 713-819-3227

