



**Melissa Wilson**  
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 Melissa M. Wilson & Assoc.



### 3-Up Comparison

Prepared By: Melissa Wilson

Listings as of 04/22/25 at 9:20 am



	<u>Details</u>	<u>Details</u>	<u>Details</u>
<b>Address</b>	4106 Rosalind Lane	3830 Wimberley Hollow Lane	15523 Hinsdale Springs Lane
<b>MLS #</b>	53593818	87004040	30001496
<b>CDOM</b>	22	55	1
<b>List Price</b>	\$1,675	\$1,800	\$2,055
<b>LP/SF</b>	\$1.27	\$1.19	\$1.06
<b>List Date</b>	04/24/2024	04/07/2024	10/30/2024
<b>Status</b>	Sold	Sold	Sold
<b>Prop Type</b>	Rental	Rental	Rental
<b>Sub Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Subdivision</b>	Summerlyn Sec 02	Summerlyn Sec 01	Summerlyn Sec 04
<b>Building SqFt</b>	1,320	1,512	1,936
<b>Lot Size</b>	4,065	4,500	4,358
<b>Beds</b>	3	3	4
<b>Baths - Full</b>	2	2	2
<b>Baths - Half</b>	0	0	1
<b># of Stories</b>	1	1	2
<b>Year Built</b>	2006	2006	2009
<b>Gar # of Spcs</b>	2	2	2
<b>Parking Desc</b>			
<b>Pool - Private</b>	No	No	No
<b>Utilities</b>	None Provided	None Provided	None Provided
<b>Pets</b>	Not Allowed	Case By Case Basis	Yes Allowed
<b>Smoking</b>	No	No	No
<b>Rental Terms</b>	Long Term, One Year	Long Term, One Year	One Year
<b>Sold Price</b>	\$1,675	\$1,800	\$2,055
<b>Adj \$/SqFt</b>	\$1.27	\$1.19	\$1.06
<b>Sold Date</b>	05/29/2024	06/14/2024	11/07/2024

<b>Remarks</b>			
	Cozy 1-story home in Summerlyn subdivision. Very convenient location, close to Beltway 8 and 288 and Medical Center. No carpet, recent paint, 3 bedroom, 2 full baths, 2-car garage.	Owner/Agent. Step into this charming three-bedroom, two-bathroom home with a two-car attached garage, ready for immediate occupancy. Enjoy fresh paint, granite countertops, and new flooring throughout. Conveniently located near the Medical Center and Pearland, this property won't last long. Make 3830 Wimberley Hollow your new home today.	This home features a smart home app, which allows you to control the home securely from any of your devices. Like all our homes, this one features: a great location, a comfortable layout with good-sized bedrooms and bathrooms, a great kitchen with plenty of counter and cabinet space, many updated and upgraded features, central HVAC and programmable thermostat, and a spacious yard, and it's pet friendly.

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### 3-Up Comparison

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Listings as of 04/22/25 at 9:20 am



	<u>Details</u>	<u>Details</u>
<b>Address</b>	4123 Knollwick Court	15558 Crawford Crest Lane
<b>MLS #</b>	20726961	53277534
<b>CDOM</b>	39	224
<b>List Price</b>	\$2,400	\$2,500
<b>LP/SF</b>	\$1.00	\$1.32
<b>List Date</b>	04/26/2024	11/04/2024
<b>Status</b>	Sold	Sold
<b>Prop Type</b>	Rental	Rental
<b>Sub Type</b>	Single Family Detached	Single Family Detached
<b>Subdivision</b>	Summerlyn Sec 02	Summerlyn Sec 03
<b>Building SqFt</b>	2,410	1,900
<b>Lot Size</b>	6,172	6,487
<b>Beds</b>	4	4
<b>Baths - Full</b>	2	2
<b>Baths - Half</b>	1	1
<b># of Stories</b>	2	1
<b>Year Built</b>	2006	2011
<b>Gar # of Spcs</b>	2	2
<b>Parking Desc</b>		
<b>Pool - Private</b>	No	No
<b>Utilities</b>	Yard Maintenance	
<b>Pets</b>	Case By Case Basis	Not Allowed
<b>Smoking</b>	No	No
<b>Rental Terms</b>	Long Term, One Year	Long Term, One Year, Section 8
<b>Sold Price</b>	\$2,400	\$2,500
<b>Adj \$/SqFt</b>	\$1.00	\$1.32
<b>Sold Date</b>	06/21/2024	02/27/2025

**Remarks** Impeccably maintained 2-story home on a corner lot, offering privacy with no rear neighbors. Featuring 4 beds, 2.5 baths, and an attached garage, this residence showcases wood-like tile on the first floor, a formal dining area, and an open kitchen-living space ideal for hosting. Outside, a spacious backyard with ample patio space awaits. Conveniently located near Beltway 8 and Hwy 288 for effortless commuting.

Welcome to this beautiful two-story home nestled in a quiet cul-de-sac. Featuring a brick and veneer exterior with an attached two-car garage, this home is perfect for comfortable living. Step through the foyer into a spacious living room with tile floors and large windows that bathe the space in natural light. The kitchen boasts an island, 42-inch cabinets, recessed lighting, and new appliances. Enjoy meals in the cozy breakfast area or formal dining room. The inviting owner's suite is downstairs, offering a large walk-in closet, a bathroom