

13600 Breton Ridge St Bldg 31B

LOCATION OVERVIEW

Living in the Champions Area offers a perfect blend of suburban tranquility and urban convenience, with tree-lined streets, established neighborhoods, and easy access to shopping, dining, and entertainment. Known for its golf courses and proximity to top-rated schools, the area provides a welcoming community atmosphere for families and professionals alike.

SCHOOL INFORMATION

YEAGER ELEMENTARY SCHOOL
BLEYL MIDDLE SCHOOL
CYPRESS CREEK HIGH SCHOOL

YOUR LOCAL COMMUTE

GEORGE BUSH AIRPORT (IAH)
26 MINUTES

DOWNTOWN HOUSTON
33 MINUTES

TEXAS MEDICAL CENTER
38 MINUTES

ENERGY CORRIDOR
35 MINUTES

WILLOWBROOK MALL
3 MINUTES

NOTABLE FEATURES + UPGRADES

CONVENIENT PROXIMITY TO THE AIRPORT, DOWNTOWN HOUSTON, WILLOWBROOK MALL, & A VARIETY OF RESTAURANTS AND SHOPPING.

SPACIOUS UPPER-LEVEL UNIT WITH ALL LIVING SPACE ON ONE LEVEL.

GATED, QUIET, AND CLEAN CONDO COMMUNITY.

NICE WALKING AREAS WITHIN THE NEIGHBORHOOD.

NEARLY ZERO MAINTENANCE REQUIRED—HOA MANAGES ROOFING, EXTERIORS, AND GROUNDS.

POOL WITH WELL-MAINTAINED SURROUNDINGS AND CONVENIENT POOL BATHROOMS.

ATTACHED GARAGE PARKING.

BRAND-NEW ROOFS BEING INSTALLED THROUGHOUT THE COMMUNITY BY THE HOA.

AVERAGE ELECTRIC BILL: \$70.

AVERAGE GAS BILL: \$40.

WATER INCLUDED IN HOA FEES.