



Bayou City Group

KELLER WILLIAMS NORTHEAST

Functional Texas-Style COLONIAL

Asking Price

\$295,000



About the Property



Modern Upgrades

Laminate Flooring - NO CARPET!
Brick fireplace w/ wall to wall hearth
Coffee Bar



Kitchen Features

Granite Countertops
Shaker Cabinets
GAS Cooking



Primary Suite

Located DOWNSTAIRS
TWO Closets
Extra Bedroom DOWN - Great for an
Office!

Extra Highlights

- **Assumable VA Loan**
- Game room upstairs w/ Built-ins
- Detached Garage
- Spacious backyard
- Updated drainage yard system
- Whole-home gutter system w/ transferable warranty
- NEW Roof *pending*
- **Good-as-new foundation** w/ lifetime transferable warranty. **Concerned about foundation? No need to be! Think of it like getting a new roof! According to many foundation experts, most foundations in Houston will have to have work at some point because of the soil we live on, so that big ticket has been taken care of for this house!*
- Community Pool, DOG PARK, miles of Walking Trails.



Morgan Marley, Realtor

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OPEN HOUSE

SAT. MAY 17 | 1-3PM