

12800 Briar Forest Dr #56

LOCATION OVERVIEW

Living in Houston's Energy Corridor offers a vibrant community with top-rated schools, lush parks, and excellent dining and shopping options. Its convenient location provides easy access to major highways, making commutes to downtown and other key areas a breeze.

SCHOOL INFORMATION

DAILY ELEMENTARY SCHOOL
WEST BRIAR MIDDLE SCHOOL
WESTSIDE HIGH SCHOOL

AVERAGE BILLS

WATER
\$70

AGE OF ROOF
10 YEARS

AGE OF WATER HEATER
8 YEARS

AGE OF HVAC
3 YEARS

NOTABLE FEATURES + UPGRADES

DINING ROOM AND KITCHEN WINDOWS
OFFERING BEAUTIFUL NATURAL LIGHT

HIGH CEILINGS FOR AN OPEN, AIRY FEEL

SPACIOUS, WELL-MAINTAINED YARD

QUIET, PET-FRIENDLY NEIGHBORHOOD WITH
MATURE TREES AND LUSH LANDSCAPING

CONVENIENT ACCESS TO LOCAL SHOPPING,
DINING, AND RECREATION WITHOUT
NEEDING MAJOR FREEWAYS

COMMUNITY AMENITIES INCLUDE A POOL,
TENNIS/PICKLEBALL COURT, AND
GREENBELT TRAILS

CLOSE PROXIMITY TO TERRY HERSHEY PARK,
MEMORIAL CITY MALL, AND CITYCENTRE

UPDATED HVAC SYSTEM AND DUCTWORK

RECENTLY INSTALLED HOT TUB

INTERIOR AND EXTERIOR PAINTED (2017,
WITH FRESH INTERIOR PAINT COMING
BEFORE SALE)