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# \$475,000

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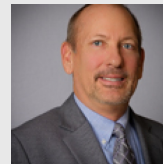
## 5734 SANFORD RD, HOUSTON, TX 77096

### 3 BEDS, 2 FULL BATH(S)

There is much to love with this impeccably maintained sprawling Westbury pool home. Located on a lightly traveled oak lined street, this charming home checks off all the boxes: zoned to well performing Parker Elementary, located outside the flood plain, large lot with in-ground pool, private fenced backyard with patio, driveway gate, mature trees and landscaping. Most of the big ticket items have been addressed; roof installed in 2021, tankless water heater, reconfigured interior piping (no pipes in the attic), external security cameras and energy efficient windows. Formal entry foyer opens onto formal living room and dining room with an abundance of natural light. The well equipped kitchen with breakfast area opens on to a large family room with a gas-log fireplace and patio doors that open onto the pool / patio. The oversized Primary Bedroom features a remodeled bath. There are two additional well-sized bedrooms with generous closet space throughout. Appliances will convey.

### GENERAL DESCRIPTION

- Subdivision:** Parkwest Sec 02
- Property Type:** Single-Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Detached
- Style:** Ranch
- Year Built:** 1960
- Building Sqft:** 2,277 / Appraisal District
- Lotsize:** 9,360 / Appraisal District
- Maintenance Fee:** \$350 / Annually
- Market Area:** Brays Oaks
- Key Map:** 531W
- MLS# / Area:** 50705646 / 20



Get in touch  
**Scott Schaefer**

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Weichert, Realtors – The Murray Group

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Visit <https://www.har.com/50705646> for more information