

For Sale on Market

**\$325,000**

Call 8322298795 Today!

## SINGLE-FAMILY, 4 BEDS, 2 FULL & 1 HALF BATH(S)

Tucked under a canopy of mature trees, this beautiful 4-bed, 2.5-bath home delivers character you can't build new. Double front doors open to a chandelier-lit entry that sets the tone immediately. The family room features exposed wood beams, a brick fireplace, and views straight to the covered patio. A paneled study with floor-to-ceiling built-ins is the kind of room buyers stop and linger in. Formal dining with plantation shutters, a kitchen with white cabinetry and breakfast area, with a layout that works equally well for entertaining or quiet evenings at home. The primary suite is downstairs with a window seat, wood beam ceiling, walk-in shower, dual vanities, custom built-ins and his & her closets. New roof 2026, fresh paint, new carpet. Cul-de-sac lot, 2-car garage plus carport. Steps to the subdivision pool, clubhouse, park, pickleball and tennis. This one photographs well because it lives well. Call to schedule a tour now before it is gone.

### GENERAL DESCRIPTION

- Subdivision:** Huntwick Forest  
**Property Type:** Single-Family  
**Bedrooms:** 4  
**Baths:** 2 Full & 1 Half  
**Stories:** 1.5  
**Garage:** 2 / Attached/Detached  
**Style:** Traditional  
**Year Built:** 1970  
**Building Sqft:** 2,628 / Appraisal District  
**Lotsize:** 12,000 / Appraisal District  
**Maintenance Fee:** \$188 / Annually  
**Market Area:** Champions Area  
**Key Map:** 370D  
**MLS# / Area:** 90316926 / 13



Get in touch  
**Lynnette Gronewold**

8322298795



RE/MAX Partners

2818938400

13214 Glen Erica Dr, Houston, TX 77069

Visit <https://www.har.com/90316926> for more information