

For Sale on Market

**\$246,500**

Call 817-888-2387 Today!

## RESIDENTIAL - SINGLE FAMILY, 3 BEDS, 2 FULL BATH(S)

Welcome to 13618 Sablegrove Ln, a beautifully maintained move-in ready home located in an established North Houston neighborhood. From the moment you walk in, you'll appreciate how clean, bright, and well cared for this home truly is. The open layout creates a warm and inviting atmosphere with spacious living areas perfect for relaxing or entertaining family and friends. The kitchen offers plenty of cabinet and counter space, while the comfortable bedrooms provide a peaceful retreat at the end of the day. The primary suite is spacious and inviting, and every room reflects pride of ownership throughout. Step outside to enjoy a generous backyard with space for gatherings, pets, gardening, or simply enjoying quiet evenings outdoors. Conveniently located near Beltway 8, I-45, and Hwy 249, this home offers easy access to Downtown Houston, The Woodlands, and George Bush Intercontinental Airport. Just minutes from Willowbrook Mall, restaurants, shopping, parks, and everyday conveniences, this location combines comfort with accessibility. Whether you're a first-time homebuyer, growing family, or simply looking for a clean and well-maintained home in a great location, this property is a must see. Come experience the comfort, convenience, and welcoming feel this beautiful home has to offer!

### GENERAL DESCRIPTION

**Subdivision:** Sableridge Sec 01

**Property Type:** Residential - Single Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Garage:** 2 / Attached

**Style:** Traditional

**Year Built:** 1996

**Building Sqft:** 1,654 /

**Lotsize:** 6,839

**Maintenance Fee:** \$450 / Annually

**MLS# / Area:** NTREIS-21273086



Get in touch  
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Visit <https://www.har.com/NTREIS-21273086> for more information