

**2007 BUILD
RENTAL/FLIP!!**

PRICE
\$369,900



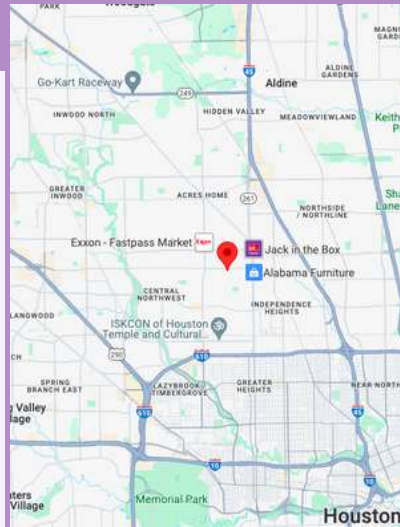
NEAR INDEPENDENCE HEIGHTS | FLIP | RENTAL

[REDACTED] ALBA RD, HOUSTON, TX 77018

3bed/2.5bth/2car SFH – FLIP or RENTAL!!!!

2007 BUILD: 3bedroom / 2.5bath house on a slab foundation with an attached 2-car garage. Savvy Investor can maximize profits/equity in a pocket where near identical build and two houses down, 5125 Alba Rd sold for \$449,900 11/12/2021!!!!!!!

*****PROPERTY WILL BE A HIGHEST AND BEST AFTER A SHOWING, WITH A \$5,000 NON-REFUNDABLE DEPOSIT AND A SIGNED CONTRACT REQUIRED IMMEDIATELY AFTER THE OFFER IS ACCEPTED*****

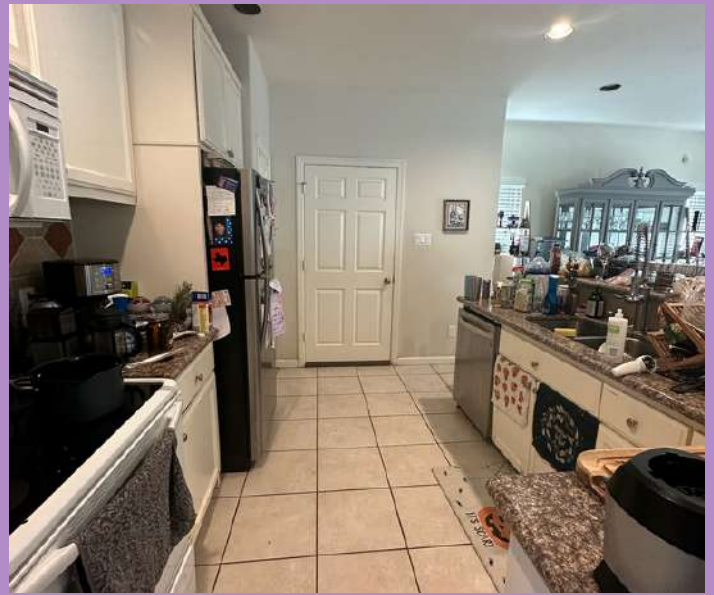


Bed: 3
Bath: 2.5
Garage: 2-car attached
Year: 2007
Sqft: 2,065
Lot: 6,900sqft
Foundation: Slab
*****NO FLOODZONE*****

NOTICES AND DISCLOSURES

- 1. YOU MUST VERIFY ALL INFORMATION PROVIDED INDEPENDENTLY:** Any estimates or information provided are for real estate investors' convenience, who must verify all estimated numbers independently. ANY information regarding specifications, characteristics, or condition of this property, neighborhood, or investment strategy (including, but not limited to, as-is property square footage measurements or as implied by property expansion through construction) is an unverified assumption of the broker or its affiliates based on limited information and should be verified independently for accuracy. Broker and its affiliates assume no liability, either expressed or implied, for the accuracy of any estimates or information provided.
- 2. DO NOT ENTER PROPERTY WITHOUT BROKER OR AGENT:** Broker and its affiliates do not give authority, either expressed or implied, to the recipient of this information to enter this property. A property inspection may be obtained by scheduling an inspection with an authorized broker or agent.
- 3. NON-REPRESENTATION:** Broker, agent and/or its affiliates do NOT represent the recipient of this information.
- 4. RISK OF LOSS:** Real estate investment is speculative in nature and risk of loss can be substantial. The recipient of this information should carefully consider whether such investing is suitable for them.

PLEASE DO NOT DISTURB OCCUPANTS OR GO BY PROPERTY WITHOUT APPROVAL.








5125 Alba Rd, Houston, TX 77018-1403, Harris County

APN: 126-174-001-0001 CLIP: 2196400322

| | | | | | |
|---|--------------|----------------|----------------|------------------|-------------------|
|  | MLS Beds | MLS Full Baths | MLS Half Baths | MLS Sale Price | MLS Sale Date |
| | 3 | 2 | 1 | \$206,000 | 05/31/2013 |
| | MLS Sq Ft | Lot Sq Ft | MLS Yr Built | Type | |
| | 2,065 | 10,050 | 2008 | SFR | |

| OWNER INFORMATION | | | |
|-------------------|---------------|--------------------------|--------------|
| Owner Name | Dowda Thomas | Tax Billing Address | 5125 Alba Rd |
| Owner Name 2 | Dowda Rebecca | Tax Billing City & State | Houston, TX |
| Owner Occupied | Yes | Tax Billing Zip | 77018 |
| Carrier Route | C032 | Tax Billing Zip+4 | 1403 |

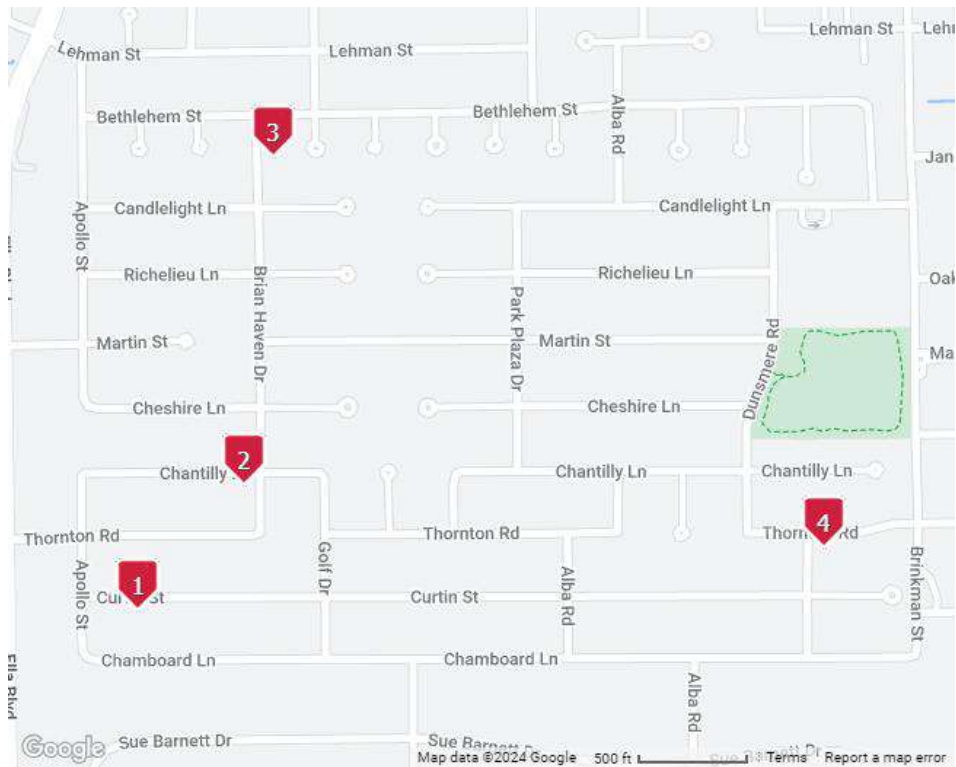
| LOCATION INFORMATION | | | |
|----------------------|--------------------------|--|-------------|
| Subdivision | Pinemont Villas | Census Tract | 5309.00 |
| School District Name | Houston ISD | Map Facet | 452-G |
| Neighborhood Code | Pinemont Villas-8064.04 | Flood Zone Code | X |
| Township | Houston | Flood Zone Date | 06/09/2014 |
| MLS Area | 9 | Flood Zone Panel | 48201C0660M |
| Market Area | SHEPHERD PARK PLAZA AREA | Within 250 Feet of Multiple Flood Zone | No |
| Key Map | 452g | | |

| TAX INFORMATION | | | |
|-------------------|--|----------------|-----------|
| Parcel ID | 126-174-001-0001 | % Improved | 50% |
| Parcel ID | 1261740010001 | Exemption(s) | Homestead |
| Lot # | 1 | Tax Area | 040 |
| Block # | 1 | Water Tax Dist | 041 |
| Legal Description | LT 1 BLK 1 (314 SQ FT EASEMENT) PINEMONT VILLAS | | |

| ASSESSMENT & TAX | | | |
|---------------------------|-----------|-------------|------------|
| Assessment Year | 2023 | 2022 | 2021 |
| Assessed Value - Total | \$268,799 | \$268,775 | \$244,341 |
| Assessed Value - Land | \$134,752 | | |
| Assessed Value - Improved | \$134,047 | | |
| YOY Assessed Change (\$) | \$24 | \$24,434 | |
| YOY Assessed Change (%) | 0.01% | 10% | |
| Market Value - Total | \$268,799 | \$268,799 | \$263,777 |
| Market Value - Land | \$134,752 | \$134,752 | \$134,752 |
| Market Value - Improved | \$134,047 | \$134,047 | \$129,025 |
| Tax Year | Total Tax | Change (\$) | Change (%) |
| 2021 | \$5,695 | | |
| 2022 | \$5,918 | \$223 | 3.92% |
| 2023 | \$5,919 | \$1 | 0.01% |

| Jurisdiction | Tax Rate | Tax Amount |
|----------------------------|----------|------------|
| Houston ISD | 1.0372 | \$2,787.98 |
| Harris County | .34373 | \$923.94 |
| Hc Flood Control Dist | .03055 | \$82.12 |
| Port Of Houston Authority | .00799 | \$21.48 |
| Hc Hospital Dist | .14831 | \$398.66 |
| Hc Department Of Education | .0049 | \$13.17 |
| Houston Community College | .09557 | \$256.89 |
| Houston City Of | .53364 | \$1,434.42 |
| Total Estimated Tax Rate | 2.2019 | |

| CHARACTERISTICS | | | |
|----------------------|----------------------|--------------|---------|
| Land Use - CoreLogic | SFR | Full Baths | 2 |
| Land Use - County | Res Imprvd Table Val | Half Baths | 1 |
| Land Use - State | Resid Single Family | Cooling Type | Central |
| Lot Acres | 0.2307 | Heat Type | Central |



| # | MLS# | Street Address | Status | Orig Price | Price | Prc \$/SqFt | Hse SqFt | Lot SqFt | Adj \$/SqFt | Bds/Bths | Yr Blt | DOM |
|---|----------|------------------------|--------|------------|-----------|-------------|----------|----------|-------------|----------|--------|-----|
| 1 | 66092462 | 1175 Curtin Street | CLOSD | \$575,000 | \$565,000 | \$352.90 | 1,601 | 7,590 | \$343.54 | 3/2 | 1961 | 11 |
| 2 | 71374350 | 1123 Chantilly Lane | CLOSD | \$599,000 | \$589,700 | \$282.02 | 2,091 | 8,280 | \$276.52 | 3/2 | 1965 | 12 |
| 3 | 1012252 | 4910 Brian Haven Drive | CLOSD | \$725,000 | \$742,500 | \$358.35 | 2,072 | 8,910 | \$347.25 | 3/2 | 1965 | 2 |
| 4 | 27205869 | 963 Thornton Road | CLOSD | \$749,000 | \$775,000 | \$374.94 | 2,067 | 9,200 | \$374.70 | 3/2 | 1969 | 3 |



Comparative Market Analysis

Prepared By: Mynor Arana

Listings as of 01/17/24 at 3:19 pm

This search was narrowed to a specific set of listings. Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 01/17/2024 to 07/21/2023 Latitude, Longitude is around 29.84, -95.42

Single-Family

Sold Properties

| MLS # | Address | Subdivision | Pool | BR | FB | HB | # Gar | Bid Sqft | Yr Blt | Lot SF | List Price | LP/Sqft | CDOM | Cls Date | Sold Price | SP/Sqft | SP/LP% |
|----------|------------------------|----------------------------|------|----|----|----|-------|----------|--------|--------|------------|----------|------|----------|------------|----------|--------|
| 66092462 | 1175 Curtin Street | Shepherd Park Plaza Sec 01 | No | 3 | 2 | 0 | 2 | 1,601 | 1961 | 7,590 | \$575,000 | \$359.15 | 11 | 09/28/23 | \$565,000 | \$352.90 | 98.26 |
| 71374350 | 1123 Charity Lane | Shepherd Park Plaza Sec 02 | No | 3 | 2 | 0 | 3 | 2,091 | 1965 | 8,280 | \$599,000 | \$286.47 | 12 | 07/27/23 | \$589,700 | \$282.02 | 98.45 |
| 1012252 | 4910 Brian Haven Drive | Candlelight Plaza Sec 01 | No | 3 | 2 | 1 | 2 | 2,072 | 1965 | 8,910 | \$725,000 | \$349.90 | 2 | 09/08/23 | \$742,500 | \$358.35 | 102.41 |
| 27205869 | 963 Thornton Road | Shepherd Park Plaza | Yes | 3 | 2 | 0 | 3 | 2,067 | 1969 | 9,200 | \$749,000 | \$362.36 | 3 | 08/22/23 | \$775,000 | \$374.94 | 103.47 |

| # LISTINGS: | 4 | Medians: | 3 | 2 | 0 | 3 | 2,070 | 1965 | 8,595 | \$662,000 | \$354.53 | 7 | \$666,100 | \$355.63 | 100.43 |
|-------------|---|----------|---|---|-------|------|-------|-----------|----------|-----------|-----------|----------|-----------|----------|--------|
| Minimums: | 3 | 2 | 0 | 2 | 1,601 | 1961 | 7,590 | \$575,000 | \$286.47 | 2 | \$565,000 | \$282.02 | 98.26 | | |
| Maximums: | 3 | 2 | 1 | 3 | 2,091 | 1969 | 9,200 | \$749,000 | \$362.36 | 12 | \$775,000 | \$374.94 | 103.47 | | |
| Averages: | 3 | 2 | 0 | 3 | 1,958 | 1965 | 8,495 | \$662,000 | \$339.47 | 7 | \$668,050 | \$342.05 | 100.65 | | |

Quick Statistics (4 Listings Total)

| | Min | Max | Average | Median |
|-----------------|-----------|-----------|-----------|-----------|
| List Price | \$575,000 | \$749,000 | \$662,000 | \$662,000 |
| Sold Price | \$565,000 | \$775,000 | \$668,050 | \$666,100 |
| Adj. Sold Price | \$550,000 | \$774,500 | \$655,550 | \$648,850 |
| LP/SF | \$286.47 | \$362.36 | \$339.47 | \$354.53 |
| SP/SF | \$282.02 | \$374.94 | \$342.05 | \$355.63 |
| Adj. SP/SqFt | \$276.52 | \$374.70 | \$335.50 | \$345.40 |

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.



Single-Family **Sold**
 ML#: **66092462**
 Address: **1175 Curtin Street**
 Area: **9**
 Tax Acc #: **092-391-000-0166**
 City/Location: **Houston**
 County: **Harris**
 Market Area: **Shepherd Park Plaza Area**
 Subdivision: **Shepherd Park Plaza Sec 01**
 SqFt: **1,601 / Appr Dist**
 Lot Size: **7,590 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 166 BLK 4 SHEPHERD PARK PLAZA SEC 1**

List Price: **\$575,000**
 Orig Price: **\$575,000**
 LP/SF: **\$359.15**
 DOM: **11**
 Zip Code: **77018-3222**
 Bedrooms: **3/**
 Baths F/H: **2/0**
 Section #: **01**
 Year Built: **1961 / Appr Dist**
 Lot Value: **No**
 Lease Also: **No**

Directions: **North on Shepherd, left at 43rd, right at Golf, left at Chamboard, right at Golf, left at Curtin, house on your left.**

Listing Office Information

Listing Team: **(153526276) The Mike Seder Group**
 List Agent: **SEDERM/Michael G. Seder**
 Agent Cell: **281-602-8823**
 Agent Phone: **281-602-8823**
 List Team Name: **The Mike Seder Group**
 Address: **6620 Woodlands Parkway, The Woodlands TX 77382**
 Alt Phone: **281-602-8823 / Assistant**
 List Agent Web: **http://www.mikeseder.com**
 Agent Email: **seder@mikeseder.com**
 Co-List Agent: **cgalatas/Cameron Galatas**
 Licensed Supervisor: **CHARLIE FOXWORTH**

List Broker: **RMXB01/RE/MAX The Woodlands & Spring**
 Appt #: **713-977-7469 / ShowingTime**
 Office Phone: **281-367-7770**
 PM #: **713-806-6796**
 Fax #: **713-806-6796**
 Co-Agent Phone: **832-474-6259**
 Office Web: **http://www.thewoodlands-spring.com**

School Information

School District: **27 - Houston**
 Middle: **BLACK MIDDLE SCHOOL**
 2nd Middle:
 Elem: **DURHAM ELEMENTARY SCHOOL**
 High: **WALTRIP HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional**
 Type: **Free Standing**
 New Constr.: **No**
 Lot Dim:
 Frt. Door Faces: **North**
 Gar/Car: **Additional Parking, Auto Garage Door Opener, Double-Wide Driveway**

Stories: **1**
 Complete Date:
 Appx Complete:
 Acres: **.174 / 0 Up To 1/4 Acre**
 Access:
 Garage: **2/Attached Garage**

Bedrooms: **3/**
 Baths F/H: **2/0**
 Builder Nm:
 LP/Lot SF: **\$75.76**
 Carport:
 Key Map: **452K**

Showing Instruct:
 Agent Remarks:
**** CONTACT CO-LISTING AGENT WITH ALL QUESTIONS OR OFFERS - CAMERON GALATAS AT 832-474-6259 OR CAMERON@MIKESEDER.COM ** ALL ROOM MEASUREMENTS ARE APPROXIMATE & SHOULD BE INDEPENDENTLY VERIFIED. PLEASE USE ALL DISCLOSURES & OFFER INSTRUCTIONS ATTACHED TO LISTING.**

Physical Property Description:
Move-in ready one story home in Shepherd Park Plaza! Stunning engineered wood and tile flooring, neutral paint palette, crown moulding, designer light fixtures, quartz counters and a two car attached garage. Formal dining (or flex space); open concept kitchen with breakfast bar, gas range, stainless steel appliances, beverage fridge and plenty of cabinet storage overlooks the light and airy living room with French doors leading outside; owner's retreat and two guest bedrooms; two gorgeous full baths. The fenced yard with covered patio is the perfect place to unwind!

Rooms Information

| Room | Dimensions | Location | Room | Dimensions | Location |
|-----------------|------------|----------|-------------|------------|----------|
| Primary Bedroom | 16 x 12 | 1st | Bedroom | 15 x 11 | 1st |
| Bedroom | 12 x 11 | 1st | Dining Room | 19 x 11 | 1st |
| Kitchen | | 1st | Living Room | 21 x 16 | 1st |
| Utility | | 1st | | | |

Bathroom Desc:
 Bedroom Desc: **All Bedrooms Down**
 Room Desc: **1 Living Area, Formal Dining, Utility Room in Garage**
 Kitchen Desc: **Breakfast Bar, Island w/o Cooktop, Kitchen open to Family Room**

Interior, Exterior, Utilities and Additional Information

| | | | | | | | |
|--------------------|--|--------------|------------|------------------|--------------------------------------|--------------|------------|
| Microwave: | Yes | Dishwasher: | Yes | Compactor: | No | Disposal: | Yes |
| Fireplace: | | | | Utility Dist: | No | Sep Ice Mkr: | No |
| Connect: | Electric Dryer Connections, Washer Connections | | | Range: | Gas Cooktop | | |
| Energy: | Ceiling Fans, Digital Program Thermostat, Insulated/Low-E windows, North/South Exposure | | | Flooring: | Engineered Wood, Tile | | |
| Oven: | Gas Oven | | | Foundation: | Slab | | |
| Green/Energy Cert: | | | | Countertops: | QUARTZ | | |
| Roof: | Composition | | | Prvt Pool: | No | | |
| Interior: | Window Coverings, Fire/Smoke Alarm | | | Area Pool: | No | | |
| Exterior Constr: | Brick | | | Waterfront Feat: | | | |
| Exterior: | Back Yard, Back Yard Fenced, Covered Patio/Deck, Fully Fenced | | | Water/Sewer: | Public Sewer, Public Water | | |
| Lot Description: | Subdivision Lot | | | Cool: | Central Electric | | |
| Heat: | Central Gas | | | Golf Course Nm: | | | |
| St Surf: | Concrete, Curbs, Gutters | | | Exclusions: | SEE EXCLUSIONS ATTACHED | | |
| Restrictions: | Restricted | | | | | | |
| Disclosures: | Exclusions, Other Disclosures, Sellers Disclosure | | | | | | |
| 55+ Community: | No | | | City/ETJ: | HOUSTON | | |
| Sub Lake Access: | | | | PID: | | | |
| Mgmt Co./HOA Name: | No | | | List Type: | Exclusive Right to Sell/Lease | | |
| List Date: | 08/18/2023 | Expire Date: | | T/Date: | | Bonus End: | |
| Comp: SubAgt: | 0% | Buyer Agent: | 3% | Bonus: | | Var/Dual Rt: | No |

Financial Information

| | | | | | |
|-----------------------|---|----------|-----------|-----------------|-------------------------------|
| Finance Cnsdr: | Cash Sale, Conventional, FHA, VA | | | Vac Rental: | |
| Ownership Type: | Full Ownership | | | Maint Includes: | |
| Maint. Fee: | No | | | Exemptions: | Homestead,,,,,,,,,,,,, |
| Other Mand Fee: | No | | | Tax Rate: | 2.2019 |
| Taxes w/o Exemptions: | \$9,611/2022 | | | Online Bidding: | No |
| Loss Mitigation: | No | Auction: | No | | |

Pending Information

| | | | | | |
|---------------------------------------|--|---------------|--|----------|--|
| Pending Date: | 09/05/2023 | Est Close Dt: | | OPT End: | |
| Sell Agent: | Harris Benson (chbenson) | Sell Broker: | Douglas Elliman Real Estate (DETX01) | | |
| TREC #: | | | | | |
| Sell Team | | | | | |
| Name: | | | | | |
| Contingent on Sale of Other Property: | | | | | |

Sold Information

| | | | | | | | |
|-------------------------------------|------------------|-------------------|-------------------|--------------|---------------|----------|-------------|
| Sale Price: | \$565,000 | Close Date: | 09/28/2023 | CoOp: | Yes | SP/LP #: | 0.98 |
| SP\$/SF: | \$352.90 | Days to Close: | 23 | Terms: | | | |
| Seller Contribution to Buyer Costs: | \$15,000 | Repair/Actual Pd: | \$0 | Title Pd By: | Seller | | |

Prepared By: Mynor Arana

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 01/17/2024 3:19 PM

Copyright 2024 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

 Photos





Single-Family

Sold

ML#: **71374350**
 Address: [1123 Chantilly Lane](#)
 Area: **9**
 Tax Acc #: [095-366-000-0307](#)
 City/Location: **Houston**
 County: **Harris**
 Market Area: **Shepherd Park Plaza Area**
 Subdivision: **Shepherd Park Plaza Sec 02**
 SqFt: **2,091 / Appr Dist**
 Lot Size: **8,280 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 307 BLK 12 SHEPHERD PARK PLAZA SEC 2**

List Price: **\$599,000**
 Orig Price: **\$599,000**
 LP/SF: **\$286.47**
 DOM: **12**
 Zip Code: **77018-3239**
 Bedrooms: **3/**
 Baths F/H: **2/0**
 Section #: **2**
 Year Built: **1965 / Appr Dist**
 Lot Value: **No**
 Lease Also: **No**

Directions: **Please use GPS to determine best route**

Listing Office Information

List Agent: [kkolmetz/Kristi Kolmetz](#)
 Agent Cell:
 Agent Phone: [281-723-9801](#)
 Address: **1225 North Loop West Suite 825, Houston TX 77008**
 List Agent Web:
 Agent Email: kristi@oaksrealtytx.com
 Licensed Supervisor:

List Broker: [OKRY01/Oaks Realty](#)
[Request an Appointment](#)
[713-930-0427 / ShowingSmart Call Center \(HAR\)](#)
 Appt #:
 Office Phone: [281-723-9801](#)
 Fax #:
 Office Web: www.oaksrealtytx.com

School Information

School District: [27 - Houston](#)
 Middle: [BLACK MIDDLE SCHOOL](#)
 2nd Middle:
 Elem: [DURHAM ELEMENTARY SCHOOL](#)
 High: [WALTRIP HIGH SCHOOL](#)

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional**
 Type: **Free Standing**
 New Constr.: **No**
 Lot Dim:
 Frt. Door Faces: **North**
 Gar/Car:

Stories: **1**
 Complete Date:
 Appx Complete:
 Acres: **.19 / 0 Up To 1/4 Acre**
 Access:
 Garage: **3/Detached Garage**

Bedrooms: **3/**
 Baths F/H: **2/0**
 Builder Nm:
 LP/Lot SF: **\$72.34**
 Carport:
 Key Map: **452K**

Showing **Appointment Required, Supra Keybox**

Instruct:

Agent Remarks:

Please submit preapproval or proof of funds with all offers. Reach out to agent for title information.

Physical Property Description:

Lovely single story home situated on a corner lot in Shepherd Park Plaza boasting 3 bedrooms, 2 baths, and a 3 car garage. Home features updated kitchen with granite counters and stainless appliances. This home has been lovingly maintained by the owner of more than 30 years. Other upgrades include updated electrical, plumbing and primary bath renovation. The whole home generator provides peace of mind. Don't miss the opportunity to make this your dream home!

Rooms Information

| Room | Dimensions | Location |
|----------------|--|----------|
| Bedroom | | 1st |
| Bathroom Desc: | Primary Bath: Double Sinks, Primary Bath: Shower Only, Secondary Bath(s): Double Sinks, Secondary Bath(s): Shower Only, Vanity Area | |
| Bedroom Desc: | | |
| Room Desc: | Family Room, Formal Dining, Formal Living | |
| Kitchen Desc: | | |

Interior, Exterior, Utilities and Additional Information

| | | | | | | | |
|--------------------|---|--------------|------------|------------------|--------------------------------------|--------------|--|
| Microwave: | Yes | Dishwasher: | Yes | Compactor: | | Disposal: | |
| Fireplace: | 1 | | | Utility Dist: | | Sep Ice Mkr: | |
| Connect: | Electric Dryer Connections, Washer Connections | | | Range: | Electric Cooktop | | |
| Energy: | | | | Flooring: | Brick | | |
| Oven: | Convection Oven | | | Foundation: | Slab | | |
| Green/Energy Cert: | | | | Countertops: | | | |
| Roof: | Composition | | | Prvt Pool: | No | | |
| Interior: | | | | Area Pool: | | | |
| Exterior Constr: | Brick | | | Waterfront Feat: | | | |
| Exterior: | Back Yard Fenced, Covered Patio/Deck, Porch | | | Water/Sewer: | Public Water | | |
| Lot Description: | Corner, Subdivision Lot | | | Cool: | Central Electric | | |
| Heat: | Central Gas | | | Golf Course Nm: | | | |
| St Surf: | | | | Exclusions: | | | |
| Restrictions: | Deed Restrictions | | | City/ETJ: | HOUSTON | | |
| Disclosures: | Sellers Disclosure | | | PID: | | | |
| 55+ Community: | No | | | List Type: | Exclusive Right to Sell/Lease | | |
| Sub Lake Access: | | | | T/Date: | Bonus End: | | |
| Mgmt Co./HOA Name: | No | | | Bonus: | Var/Dual Rt: No | | |
| List Date: | 05/25/2023 | Expire Date: | | | | | |
| Comp: SubAgt: | 0% | Buyer Agent: | 3% | | | | |

Financial Information

| | | | |
|-----------------------|--------------------------------|-----------------|-------------------------------|
| Finance Cnsdr: | | Vac Rental: | |
| Ownership Type: | | Maint Includes: | |
| Maint. Fee: | Voluntary/\$25/Annually | Exemptions: | Homestead,,,,,,,,,,,,, |
| Other Mand Fee: | No | Tax Rate: | 2.2019 |
| Taxes w/o Exemptions: | \$10,845/2022 | Online Bidding: | |
| Loss Mitigation: | | Auction: | |

Pending Information

| | | | | | |
|---------------------------------------|--------------------------------------|---------------|---|----------|--|
| Pending Date: | 06/16/2023 | Est Close Dt: | | OPT End: | |
| Sell Agent: | Ryan Hunzeker (ryme) | Sell Broker: | CB&A, Realtors- Loop Central (CBAR06) | | |
| TREC #: | | | | | |
| Sell Team Name: | | | | | |
| Contingent on Sale of Other Property: | | | | | |

Sold Information

| | | | | | | | |
|-------------------------------------|------------------|-------------------|-------------------|--------------|---------------|----------|-------------|
| Sale Price: | \$589,700 | Close Date: | 07/27/2023 | CoOp: | No | SP/LP #: | 0.98 |
| SP\$/SF: | \$282.02 | Days to Close: | 41 | Terms: | | | |
| Seller Contribution to Buyer Costs: | \$11,500 | Repair/Actual Pd: | \$0 | Title Pd By: | Seller | | |

Prepared By: Mynor Arana

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 01/17/2024 3:19 PM

Copyright 2024 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

 Photos





Single-Family

Sold

ML#: **1012252**
 Address: **[4910 Brian Haven Drive](#)**
 Area: **9**
 Tax Acc #: **[097-360-000-0003](#)**
 City/Location: **Houston**
 County: **Harris**
 Market Area: **Shepherd Park Plaza Area**
 Subdivision: **Candlelight Plaza Sec 01**
 SqFt: **2,072 / Seller**
 Lot Size: **8,910 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 3 BLK 10 CANDLELIGHT PLAZA SEC 1**

List Price: **\$725,000**
 Orig Price: **\$725,000**
 LP/SF: **\$349.9**
 DOM: **2**
 Zip Code: **77018-1341**
 Bedrooms: **3/**
 Baths F/H: **2/1**
 Section #: **1**
 Year Built: **1965 / Appr Dist**
 Lot Value: **No**
 Lease Also: **No**

Directions: **Exit Ella Blvd from 610. Go north on Ella Blvd. Turn Right on Thornton Road. Turn Left on Brian Haven. Home will be on the Left.**

Listing Office Information

List Agent: **[justinrea/Justin B. Davis](#)**
 Agent Cell: **[832-270-8057](#)**
 Agent Phone: **[832-270-8057](#)**
 Address: **2200 Post Oak # 1475, Houston TX 77056**
 List Agent Web: **<https://www.har.com/justindavis>**
 Agent Email: **justindavisrea@gmail.com**
 Licensed Supervisor:

List Broker: **[NANP01/Nan & Company PropertiesChristie's International R](#)**
 Request an Appointment
 Appt #: **[800-746-9464 / ShowingTime](#)**
 Office Phone: **[713-714-6454](#)**
 Fax #:
 Office Web: **www.nanproperties.com**

School Information

School District: **[27 - Houston](#)**
 Middle: **[BLACK MIDDLE SCHOOL](#)**
 2nd Middle:

Elem: **[DURHAM ELEMENTARY SCHOOL](#)**
 High: **[WALTRIP HIGH SCHOOL](#)**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Other Style, Ranch, Traditional**
 Type: **Free Standing**
 New Constr.: **No**
 Lot Dim:
 Frt. Door Faces:
 Gar/Car:

Stories: **1**
 Complete Date:
 Appx Complete:
 Acres: **.205 / 0 Up To 1/4 Acre**
 Access:
 Garage: **2/Attached/Deta
Garage,
Detached
Garage**

Bedrooms: **3/**
 Baths F/H: **2/1**
 Builder Nm:
 LP/Lot SF **\$81.37**
 Carport:

Showing **Request Online Appointment, Supra Keybox, Vacant/Unoccupied** Key Map: **452F**

Instruct:

Agent Remarks:

Thanks for showing. Agent is Seller. Some finishing touches remain, but will be addressed in the coming weeks.

Physical Property Description:

Walk to the park anytime you want from this 2023 remodel. This luxurious + spacious ranch style home stands apart with its German Smear exterior and features nearly 2,100 SF of living space, open floorplan, 3 bedrooms, 2.5 bathrooms, and a private study. Upgrades include new site-built custom cabinets w/ soft close hardware, new quartz countertops (waterfall kitchen island), new engineered wood floors, new stainless steel appliances, new PEX plumbing, new gas lines, new HVAC system and ducts, and new electrical panel. All 3 bathrooms remodeled. Plantation shutters on all windows. New sliding glass doors in living room. His/Hers separate closets in primary bedroom. New fresh paint on interior/exterior, new sprinkler system and new sod in backyard. All new light, plumbing, door and cabinet fixtures. Great location near many dining options, great schools, parks, shopping and highways (610 and I-45). Please see Features List.

Rooms Information

| Room | Dimensions | Location | Room | Dimensions | Location |
|--------------|------------|----------|-------------------|------------|----------|
| Family | TBD | 1st | Breakfast | TBD | 1st |
| Bath | TBD | 1st | Home Office/Study | TBD | 1st |
| Utility | TBD | 1st | Primary Bedroom | TBD | 1st |
| Primary Bath | TBD | 1st | Bedroom | TBD | 1st |
| Bedroom | TBD | 1st | Bath | TBD | 1st |
| Bath | TBD | 1st | Dining Room | TBD | 1st |

Bathroom Desc:

Bedroom Desc:

Room Desc: **1 Living Area, Breakfast Room, Family Room, Home Office/Study**

Kitchen Desc: **Breakfast Bar, Island w/o Cooktop, Kitchen open to Family Room**

Interior, Exterior, Utilities and Additional Information

| | | | | | | | |
|--------------------|---|--------------|-----------|------------------|--------------------------------------|--------------|-----------|
| Microwave: | | Dishwasher: | | Compactor: | | Disposal: | |
| Fireplace: | 1 | | | Utility Dist: | | Sep Ice Mkr: | |
| Connect: | | | | Range: | | | |
| Energy: | | | | Flooring: | | | |
| Oven: | | | | Foundation: | Slab | | |
| Green/Energy Cert: | | | | Countertops: | | | |
| Roof: | Composition | | | Prvt Pool: | No | | |
| Interior: | | | | Area Pool: | | | |
| Exterior Constr: | Brick, Cement Board, Other, Wood | | | Waterfront Feat: | | | |
| Exterior: | | | | Water/Sewer: | Public Sewer, Public Water | | |
| Lot Description: | Subdivision Lot | | | Cool: | Central Electric | | |
| Heat: | Central Gas | | | Golf Course Nm: | | | |
| St Surf: | | | | Exclusions: | | | |
| Restrictions: | Deed Restrictions | | | City/ETJ: | HOUSTON | | |
| Disclosures: | Sellers Disclosure | | | PID: | | | |
| 55+ Community: | No | | | List Type: | Exclusive Right to Sell/Lease | | |
| Sub Lake Access: | | | | T/Date: | | Bonus End: | |
| Mgmt Co./HOA Name: | No | Expire Date: | | Bonus: | | Var/Dual Rt: | No |
| List Date: | 08/16/2023 | Buyer Agent: | 3% | | | | |
| Comp: SubAgt: | 0% | | | | | | |

Financial Information

| | | | | | |
|-----------------------|----------------------|----------|--|-----------------|---------------|
| Finance Cnsdr: | | | | Vac Rental: | |
| Ownership Type: | | | | Maint Includes: | |
| Maint. Fee: | No | | | Exemptions: | |
| Other Mand Fee: | No | | | Tax Rate: | 2.2019 |
| Taxes w/o Exemptions: | \$10,074/2022 | | | Online Bidding: | |
| Loss Mitigation: | | Auction: | | | |

Pending Information

| | | | | | |
|---------------------------------------|--|---------------|--|----------|--|
| Pending Date: | 08/25/2023 | Est Close Dt: | | OPT End: | |
| Sell Agent: | Kathryn Hamilton (HAMILTK) | Sell Broker: | Greenwood King Properties (GKPI01) | | |
| TREC #: | | | | | |
| Sell Team | | | | | |
| Name: | | | | | |
| Contingent on Sale of Other Property: | | | | | |

Sold Information


| | | | | | | | |
|-------------------------------------|------------------|----------------|-------------------|-------------------|-----------------|--------------|---------------|
| Sale Price: | \$742,500 | Close Date: | 09/08/2023 | CoOp: | No | SP/LP #: | 1.02 |
| SP\$/SF: | \$358.35 | Days to Close: | 14 | Terms: | | | |
| Seller Contribution to Buyer Costs: | \$0 | | | Repair/Actual Pd: | \$23,000 | Title Pd By: | Seller |

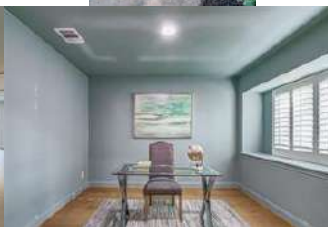
Prepared By: Mynor Arana

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 01/17/2024 3:19 PM

Copyright 2024 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

 Photos





Single-Family

Sold

ML#: **27205869**
 Address: **[963 Thornton Road](#)**
 Area: **9**
 Tax Acc #: **[095-361-000-0228](#)**
 City/Location: **Houston**
 County: **Harris**
 Market Area: **Shepherd Park Plaza Area**
 Subdivision: **Shepherd Park Plaza**
 SqFt: **2,067 / Appr Dist**
 Lot Size: **9,200 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 228 BLK 7 SHEPHERD PARK PLAZA SEC 2**

List Price: **\$749,000**
 Orig Price: **\$749,000**
 LP/SF: **\$362.36**
 DOM: **3**
 Zip Code: **77018-3244**
 Bedrooms: **3/**
 Baths F/H: **2/0**
 Section #: **02**
 Year Built: **1969 / Appr Dist**
 Lot Value: **No**
 Lease Also: **No**

Directions: **From N 610 Loop, head onto N Shepherd, make a left on Thornton Rd, home will be on the left side.**

Listing Office Information

List Agent: **[Creston/Creston W. Inderrieden](#)**
 Agent Cell: **[713-301-4054](#)**
 Agent Phone: **[713-301-4054](#)**
 Address: **2902 N. Shepherd Dr., Ste F, Houston TX 77008**
 List Agent Web: **<http://www.indyquest.net>**
 Agent Email: **creston@indyquest.net**
 Licensed Supervisor:

List Broker: **[INDY01/IndyQuest Properties](#)**
[Request an Appointment](#)
[713-930-0427 / ShowingSmart Call Center \(HAR\)](#)
 Office Phone: **[832-981-7500](#)**
 Fax #:
 Office Web: **www.indyquest.net**

School Information

School District: **[27 - Houston](#)**
 Middle: **[BLACK MIDDLE SCHOOL](#)**
 2nd Middle:

Elem: **[DURHAM ELEMENTARY SCHOOL](#)**
 High: **[WALTRIP HIGH SCHOOL](#)**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Ranch, Traditional**
 Type: **Free Standing**
 New Constr.: **No**
 Lot Dim:
 Frt. Door Faces:
 Gar/Car: **Auto Garage Door Opener**

Stories: **1**
 Complete Date:
 Appx Complete:
 Acres: **.211 / 0 Up To 1/4 Acre**
 Access:
 Garage: **3/Detached Garage**

Bedrooms: **3/**
 Baths F/H: **2/0**
 Builder Nm:
 LP/Lot SF: **\$81.41**
 Carport:
 Key Map: **452L**

Showing: **Appointment Required**
 Instruct:
 Agent Remarks:

Dimensions are approximate, please take own measurements for accuracy. Appointment required, 1-hour notice.

Physical Property Description:

This entire 3 bed, 2 bath home has undergone an extensive and impressive remodel, leaving no detail untouched. From the garage to the interior, every aspect has been upgraded and modernized. The renovation includes new electrical service, new pex piping, all new wiring and outlets replaced. The home now boasts all new HVAC, and high-end appliances, as well as convenient additions like a built-in ice maker and wine chiller. The ambiance is enhanced with new ceiling fans, doors and flooring throughout. The bathrooms are luxurious and spa like. The garage doors and openers have been replaced for improved functionality. The backyard is truly an oasis with a brand-new 10' ft fully fenced backyard, complete with a recently built pool, a secluded patio, and a plant irrigation system. This one won't last long!

Rooms Information

| Room | Dimensions | Location | Room | Dimensions | Location |
|-----------------|------------|----------|---------|------------|----------|
| Primary Bedroom | 16 x 13 | 1st | Bedroom | 13 x 11 | 1st |
| Bedroom | 12 x 11 | 1st | | | |

Bathroom Desc:
 Bedroom Desc:
 Room Desc:
 Kitchen Desc:

Interior, Exterior, Utilities and Additional Information

| | | | |
|---|------------------------|---|-------------------------|
| Microwave: | Dishwasher: Yes | Compactor: | Disposal: Yes |
| Fireplace: 1/Gas Connections | | Utility Dist: | Sep Ice Mkr: Yes |
| Connect: | | Range: Gas Range | |
| Energy: Ceiling Fans | | Flooring: Concrete | |
| Oven: Gas Oven | | Foundation: Slab | |
| Green/Energy Cert: | | Countertops: 2 | |
| Roof: Composition | | Prvt Pool: Yes/In Ground | |
| Interior: | | Area Pool: | |
| Exterior Constr: Brick | | Waterfront Feat: | |
| Exterior: Back Yard Fenced, Patio/Deck | | Water/Sewer: Public Sewer, Public Water | |
| Lot Description: Corner, Subdivision Lot | | Cool: Central Electric | |
| Heat: Central Gas | | Golf Course Nm: | |
| St Surf: | | Exclusions: | |
| Restrictions: Deed Restrictions | | City/ETJ: HOUSTON | |
| Disclosures: Sellers Disclosure | | PID: | |
| 55+ Community: No | | List Type: Exclusive Right to Sell/Lease | |
| Sub Lake Access: | | T/Date: | Bonus End: |
| Mgmt Co./HOA Name: No | | Bonus: | Var/Dual Rt: No |
| List Date: 07/20/2023 | Expire Date: | | |
| Comp: SubAgt: 3% | Buyer Agent: 3% | | |

Financial Information

| | | | |
|--|----------|---|--|
| Finance Cnsdr: | | Vac Rental: | |
| Ownership Type: | | Maint Includes: | |
| Maint. Fee: Voluntary | | Exemptions: Homestead,,,,,,,,,,,,, | |
| Other Mand Fee: No | | Tax Rate: 2.2019 | |
| Taxes w/o Exemptions: \$11,793/2022 | | Online Bidding: | |
| Loss Mitigation: | Auction: | | |

Pending Information

| | | |
|---|---|----------|
| Pending Date: 07/23/2023 | Est Close Dt: | OPT End: |
| Sell Agent: Rachel Conkling (RCONK) | Sell Broker: Compass RE Texas, LLC Houston (CMTX01) | |
| TREC #: | | |
| Sell Team Name: | | |
| Contingent on Sale of Other Property: | | |

Sold Information

| | | | |
|--|-------------------------------|------------------------------|----------------------------|
| Sale Price: \$775,000 | Close Date: 08/22/2023 | CoOp: Yes | SP/LP #: 1.03 |
| SP\$/SF: \$374.94 | Days to Close: 30 | Terms: | |
| Seller Contribution to Buyer Costs: \$500 | | Repair/Actual Pd: \$0 | Title Pd By: Seller |

Prepared By: Mynor Arana

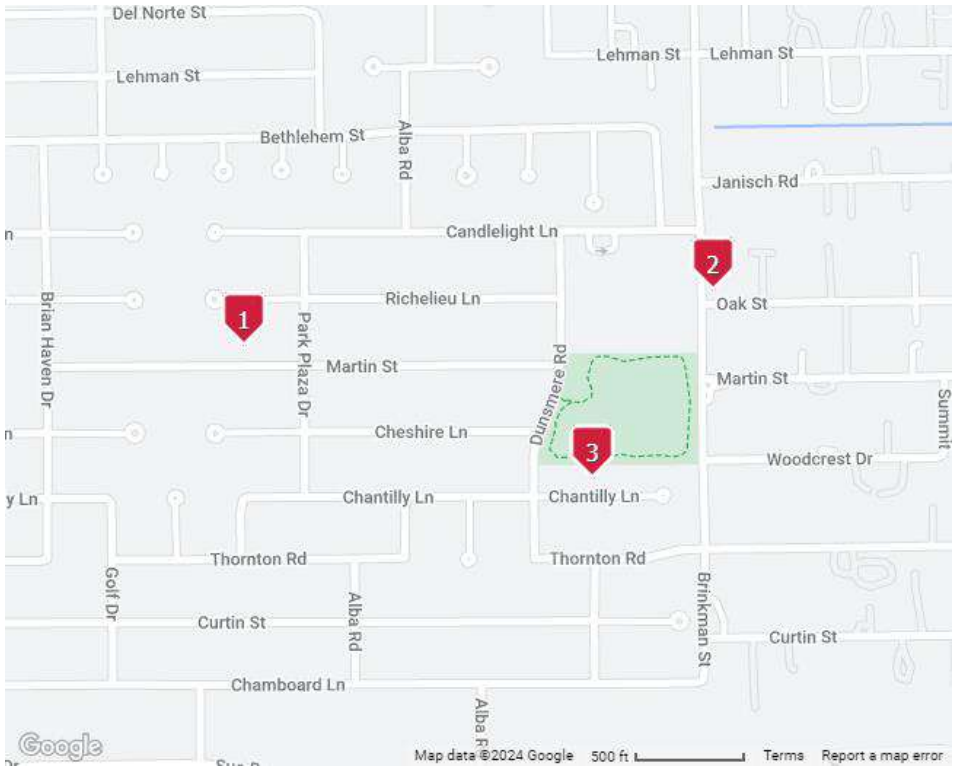
Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 01/17/2024 3:19 PM

Copyright 2024 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.

 Photos





| # | MLS# | Street Address | Status | Orig Price | Price | Prc \$/SqFt | Hse SqFt | Lot SqFt | Adj \$/SqFt | Bds/Bths | Yr Blt | DOM |
|---|----------|----------------------|--------|------------|---------|-------------|----------|----------|-------------|----------|--------|-----|
| 1 | 54113800 | 1042 Martin Street | CLOSED | \$3,200 | \$3,000 | \$1.30 | 2,302 | 8,750 | \$1.30 | 3/2 | 1968 | 19 |
| 2 | 19610870 | 4854 Brinkman Street | CLOSED | \$3,100 | \$3,100 | \$1.54 | 2,007 | 2,042 | \$1.54 | 3/3 | 2022 | 25 |
| 3 | 31891877 | 926 Chantilly Lane | CLOSED | \$3,200 | \$3,200 | \$1.73 | 1,852 | 8,400 | \$1.73 | 3/2 | 1962 | 4 |

Mynor Arana
 mynorarana1989@gmail.com
 Ph: 281-948-6199
 Pure Real Estate Acquisitions, LLC



Comparative Market Analysis

Prepared By: Mynor Arana

Listings as of 01/17/24 at 3:20 pm

This search was narrowed to a specific set of listings. Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' 07/21/2023 Latitude, Longitude is around 29.84, -95.42 Status is 'Sold' Status Contractual Search Date is 01/17/2024 to

Rental

| MLS # | Address | Subdivision | Pool | BR | FB | HB | # Gar | Bid Sqft | Yr Blt | Lot SF | List Price | LP/Sqft | CDOM | Cis Date | Lease Price | LSP/Sqft | Ls/LP% |
|--------------------|----------------------|-----------------------------------|------|----------|----------|----------|----------|--------------|-------------|--------------|----------------|---------------|-----------|----------|----------------|---------------|---------------|
| 54113800 | 1042 Martin Street | Shepherd Park Plaza Sec 03 | No | 3 | 2 | 0 | 3 | 2,302 | 1968 | 8,750 | \$3,200 | \$1.39 | 19 | 01/05/24 | \$3,000 | \$1.30 | 93.75 |
| 19610870 | 4854 Brinkman Street | Brinkman Oaks | No | 3 | 3 | 1 | 2 | 2,007 | 2022 | 2,042 | \$3,100 | \$1.54 | *73 | 12/01/23 | \$3,100 | \$1.54 | 100.00 |
| 31891877 | 926 Chantilly Lane | Shepherd Park Plaza Sec 02 R/P | No | 3 | 2 | 0 | 1 | 1,852 | 1962 | 8,400 | \$3,200 | \$1.73 | 4 | 08/07/23 | \$3,200 | \$1.73 | 100.00 |
| # LISTINGS: | 3 | Medians: | | 3 | 2 | 0 | 2 | 2,007 | 1968 | 8,400 | \$3,200 | \$1.54 | 19 | | \$3,100 | \$1.54 | 100.00 |
| | | Minimums: | | 3 | 2 | 0 | 1 | 1,852 | 1962 | 2,042 | \$3,100 | \$1.39 | 4 | | \$3,000 | \$1.30 | 93.75 |
| | | Maximums: | | 3 | 3 | 1 | 3 | 2,302 | 2022 | 8,750 | \$3,200 | \$1.73 | 73 | | \$3,200 | \$1.73 | 100.00 |
| | | Averages: | | 3 | 2 | 0 | 2 | 2,054 | 1984 | 6,397 | \$3,167 | \$1.55 | 32 | | \$3,100 | \$1.52 | 97.92 |

Quick Statistics (3 Listings Total)

| | Min | Max | Average | Median |
|-------------------|---------|---------|---------|---------|
| List Price | \$3,100 | \$3,200 | \$3,167 | \$3,200 |
| Sold Price | \$3,000 | \$3,200 | \$3,100 | \$3,100 |
| LP/SF | \$1.39 | \$1.73 | \$1.55 | \$1.54 |
| SP/SF | \$1.30 | \$1.73 | \$1.52 | \$1.54 |

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Copyright: Houston Association of REALTORS® 2024 All rights reserved.
 Information is believed to be accurate but is not guaranteed.



| | | | |
|----------------|--|--------------|--------------------------|
| Rental | Sold | Price: | \$3,000 |
| ML#: | 54113800 | LP For Sale: | |
| Address: | 1042 Martin Street | Sale ML#: | |
| Class: | Single Family Detached | LP/SF: | \$1.39 |
| City/Location: | Houston | Zip Code: | 77018 - 2028 |
| Tax Acc #: | 099-316-000-0535 | DOM: | 19 |
| County: | Harris | SqFt: | 2,302 / Appr Dist |
| Market Area: | Shepherd Park Plaza Area | Lot Size: | 8,750 / Appr Dist |
| Subdivision: | Shepherd Park Plaza Sec 03 | Year Built: | 1968 / Appr Dist |
| Building Name: | | Floor Loc: | |
| Legal Desc: | LT 535 BLK 19 SHEPHERD PARK PLAZA SEC 3 | | |

Directions: **North on Ella from 610. Pass 43rd:bypass of COH construction - Turn right on Thornton. First right on Apollo, first left on Curtin. Stay on Curtin for several blocks. Turn left on Dunsmere. Left on Thornton, curves into Dunsmere. Left on Martin.**

Recent Change: **01/05/2024 : CLOSD : P->S**

Listing Office Information

| | | | |
|--------------|--|---------------|---|
| List Agent: | HARTMANE/Eileen B. Hartman | List Broker: | TRNR01/Martha Turner Sotheby's International Realty |
| Appt #: | 713-558-3207 / Office | | |
| Agent Email: | eileen.hartman@sothebys.realty | Agent Phone: | 713-305-5036 |
| Agent Cell: | 713-305-5036 | Office Phone: | 713-520-1981 |
| | | Fax #: | |

School Information

| | | | |
|------------------|-------------------------------------|-------|--|
| School District: | 27 - Houston | Elem: | DURHAM ELEMENTARY SCHOOL |
| Middle: | BLACK MIDDLE SCHOOL | High: | WALTRIP HIGH SCHOOL |
| 2nd Middle: | | | |

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

| | | | | | | | |
|-------------------|--|------------|-----------|----------------|--------------------------|---------------|------------|
| Type: | Free Standing | Loft: | | Unit Stories: | 1 | Bedrooms: | 3/ |
| New Constr.: | No | | | Appx Complete: | | Baths F/H: | 2/0 |
| Total Units: | | Furnished: | No | Unit Level: | | Bldg Stories: | 1 |
| Gar/Car: | Auto Garage Door Opener, Single-Wide Driveway | | | Garage: | 3/Detached Garage | | |
| Parking: | Auto Garage Door Opener | | | Carport: | | | |
| Showing Instruct: | Appointment Required, Supra Keybox | | | | | | |

Agent Remarks: **Application approved 12/20/23. Preparing paperwork at this time. Available for move in 1/7/24. Prior day showing request while tenant occupied. Showings available beginning 12/1/23. Pets - case by case basis. No aggressive breeds. Third time on market rental. Could be water line construction nearby. W/D/Frig remain as a courtesy to tenants.**

Public Remarks: **Welcome to the wonderful neighborhood of Shepherd Park Plaza where rental inventory is very low! This 1960's ranch offers 3 spacious bedrooms, 2 full baths with a special covered back patio. The oversized 3 car detached garage is just an added bonus! Replacement energy efficient windows throughout, corner fireplace in den. Both formals have so many options including study, playroom. 2 closets in primary bedroom- one being a walk in. No carpet in home - pets on a case by case basis. Washer, dryer and refrigerator provided by landlord.**

Interior, Exterior, Utilities and Additional Information

| | | | |
|------------------|---|-------------------|--|
| Interior: | Dryer Included, Formal Entry/Foyer, Refrigerator Included, Washer Included, Window Coverings | Exterior: | Back Yard Fenced, Patio/Deck, Storm Windows |
| Prvt Pool: | No | Flooring: | Engineered Wood, Tile |
| Utilities Provd: | Trash Pickup | Area Pool: | No |
| Restrictions: | Deed Restrictions | Rec Facility Fee: | |
| | | Disclosures: | Special Addendum |

Lease and Additional Information

| | | | |
|---------------------------------|----------------------|--------------|--|
| Property Mgmt: | No | List Type: | Exclusive Right to Sell/Lease |
| List Date: | 12/01/2023 | Expire Date: | |
| Comp: SubAgt: | 0% | Buyer Agent: | 50% |
| If Purchased Sale Compensation: | Sub: | Bonus: | |
| Sec Deposit: | 3200 | Buy: | |
| Date Avail: | 01/07/2024 | Smoke: | No |
| Rental Terms: | One Year | Applic Fees: | \$0.00 |
| Other Mand Fee: | No | Apprvl Req: | Yes/3x income, 600 min credit score |
| Pet Description: | \$300 per pet | Pets: | Case By Case Basis/Yes |



Rental
 ML#: **19610870**
 Address: **4854 Brinkman Street**
 Class: **Single Family Detached**
 City/Location: **Houston**
 Tax Acc #: **145-760-001-0002**
 County: **Harris**
 Market Area: **Shepherd Park Plaza Area**
 Subdivision: **Brinkman Oaks**
 Building Name:
 Legal Desc: **LT 2 BLK 1 BRINKMAN ST**

Price: **\$3,100**
 LP For Sale:
 Sale ML#: **\$1.54**
 LP/SF: **77018**
 Zip Code: **25 / 73**
 DOM: **2,007 / Builder**
 SqFt: **2,042 / Other**
 Lot Size: **2022 / Builder**
 Year Built:
 Floor Loc:

Directions: **From 610 Exit Shepherd and head North, Left on Oak Street, Development is at Oak & Brinkman.**

Listing Office Information

List Agent: [vesselins/Wes Stoyanov](#) List Broker: [LUXR01/Luxury Homes Realty](#)
 Appt #: **713-930-0427 / ShowingSmart Call Center (HAR)**
 Agent Email: sales@luxuryhomesrealty.com Agent Phone: **713-331-9401**
 Agent Cell: Office Phone: **713-331-9401**
 Fax #:

School Information

School District: **27 - Houston** Elem: **DURHAM ELEMENTARY SCHOOL**
 Middle: **BLACK MIDDLE SCHOOL** High: **WALTRIP HIGH SCHOOL**
 2nd Middle:

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Type: **Free Standing** Loft: Unit Stories: **3** Bedrooms: **3/**
 New Constr.: **Yes/Never Lived In** Appx Complete: Baths F/H: **3/1**
 Total Units: Furnished: Unit Level: Bldg Stories:
 Gar/Car: Garage: **2/Attached Garage**
 Parking: Carport:
 Showing: **Accompany, Appointment Required, Vacant/Unoccupied**
 Instruct:

Agent Remarks: **Chance for your buyers to secure their preferred unit before we are sold out! Call the listing agent for any questions. Now selling pre-construction/completion for Oak Street Landing. Detailed information on floor plans, finishes, and inventory are available directly through the listing agent and on our website. <https://luxuryhomesrealty.com/developments/oak-street-landing/> Free-standing Home WITH private driveway for additional parking, conveniently across the street from Shepherd Park and Durham Elementary School. Home is brand new and lease ready! The community is across the street from the park and school and minutes away from Houston's most exciting restaurants and venues. These beautiful three-story homes offer open concept living and are great for entertaining. Washer, dryer and refrigerator included.**

Public Remarks:

Interior, Exterior, Utilities and Additional Information

Interior: **Balcony, Fire/Smoke Alarm, High Ceiling, Prewired for Alarm System** Exterior: **Back Yard Fenced, Balcony, Private Driveway**
 Prvt Pool: **No** Flooring: **Carpet, Engineered Wood, Tile**
 Utilities Provd: **No** Area Pool: **No**
 Restrictions: **Unknown** Rec Facility Fee:
 Disclosures: **No Disclosures**

Lease and Additional Information

Property Mgmt: **No** List Type: **Exclusive Right to Sell/Lease**
 List Date: **11/06/2023** Expire Date:
 Comp: SubAgt: **0%** Buyer Agent: **50%** Bonus:
 If Purchased Sale Compensation: Sub: Buy: Recurring Comp:
 Sec Deposit: **1 month rent** Smoke: **No** Var/Dual Rt: **No**
 Date Avail: **09/19/2023** Applic Fees: **\$100.00**
 Rental Terms: **Long Term, One Year** Apprvl Req: **Yes/Income must be 3x monthly rent, good credit, good background**
 Other Mand Fee: **No** Pets: **Case By Case Basis/Yes**
 Pet Description: **\$300 per pet, \$300 security deposit per pet, case by case basis, landlord will decide if approved or not.**



| | | | |
|----------------|--|--------------|--------------------------|
| Rental | Sold | Price: | \$3,200 |
| ML#: | 31891877 | LP For Sale: | |
| Address: | 926 Chantilly Lane | Sale ML#: | |
| Class: | Single Family Detached | LP/SF: | \$1.73 |
| City/Location: | Houston | Zip Code: | 77018 - 3216 |
| Tax Acc #: | 095-369-001-0393 | DOM: | 4 |
| County: | Harris | SqFt: | 1,852 / Appr Dist |
| Market Area: | Shepherd Park Plaza Area | Lot Size: | 8,400 / Appr Dist |
| Subdivision: | Shepherd Park Plaza Sec 02 R/P | Year Built: | 1962 / Appr Dist |
| Building Name: | | Floor Loc: | |
| Legal Desc: | LT 393 BLK 16 SHEPHERD PARK PLAZA SEC 2 R/P | | |

Directions: **rom 610 North loop & Ella Blvd North on Ella Blvd to Take Ella Blvd to Alba Rd Continue on Alba Rd. Take Chamboard Ln and Dunsmere Rd to Chantilly Ln and you will find 926 Chantilly on the left side.**

Listing Office Information

| | | | |
|--------------|--|---------------|---|
| List Agent: | hernany/Nora Mellet | List Broker: | GRHR01/RE/ImageProperties and Investm |
| Appt #: | 281-850-5463 / Call Agent | | |
| Agent Email: | noritamellet@gmail.com | Agent Phone: | 281-850-5463 |
| Agent Cell: | 281-850-5463 | Office Phone: | 713-665-4200 |
| | | Fax #: | |

School Information

| | | | |
|------------------|-------------------------------------|-------|--|
| School District: | 27 - Houston | Elem: | DURHAM ELEMENTARY SCHOOL |
| Middle: | BLACK MIDDLE SCHOOL | High: | WALTRIP HIGH SCHOOL |
| 2nd Middle: | | | |

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

| | | | | | | | |
|-------------------|---|------------|------------|----------------|--------------------------|---------------|------------|
| Type: | Free Standing | Loft: | | Unit Stories: | 1 | Bedrooms: | 3/3 |
| New Constr.: | No | | | Appx Complete: | | Baths F/H: | 2/0 |
| Total Units: | | Furnished: | Yes | Unit Level: | | Bldg Stories: | 1 |
| Gar/Car: | | | | Garage: | 1/Attached Garage | | |
| Parking: | | | | Carpport: | | | |
| Showing Instruct: | Accompany, Appointment Required, Supra Keybox, Temporarily No Showings | | | | | | |

Agent Remarks: **Hello Agents This house can be rented with furniture for \$3,500.00. For showings please call the agent at 281-850-5463. I will add the rooms dimensions later. House will be available in September**

Public Remarks: **Very Cozy one story home with 3 bedrooms and two bathrooms, engineer hardwoods floors, good size kitchen with gas stove and a lot of kitchen cabinets, formal dining, breakfast area, large living room, very nice back porch with an amazing view to the park with directly access to it, detached two car garages, utility room inside the house. new extra wide single driveway with iron gate. House can be lease furnished also.**

Interior, Exterior, Utilities and Additional Information

| | | | |
|------------------|--------------------------|-------------------|--|
| Interior: | | Exterior: | Back Yard Fenced, Sprinkler System, Trash Pick Up |
| Prvt Pool: | No | Flooring: | Engineered Wood, Tile |
| Utilities Provd: | None Provided | Area Pool: | No |
| Restrictions: | Deed Restrictions | Rec Facility Fee: | |
| | | Disclosures: | Owner/Agent |

Lease and Additional Information

| | | | |
|---------------------------------|--|--------------|--------------------------------------|
| Property Mgmt: | No | List Type: | Exclusive Right to Sell/Lease |
| List Date: | 08/01/2023 | Expire Date: | |
| Comp: SubAgt: | \$0.00 | Buyer Agent: | 50% |
| If Purchased Sale Compensation: | Sub: | Bonus: | |
| Sec Deposit: | 3,500.00 | Buy: | |
| Date Avail: | 09/01/2023 | Smoke: | No |
| Rental Terms: | Long Term, One Year | Applic Fees: | \$45.00 |
| Other Mand Fee: | No | Apprvl Req: | Yes/small dog only |
| Pet Description: | \$500.00 non-refundable pet deposit | Pets: | Case By Case Basis/Yes |

Prepared By: **Mynor Arana**

**Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form**

Date: **01/17/2024 3:20 PM**

Copyright 2024 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.