



Leah Oliver Christman

Home Highlights

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(832)444-2669

9010 Rockhurst Dr.

Welcome to this charming single-level home in the desirable Binglewood/Spring Branch area. Featuring quiet, tree-lined streets and generous lot sizes, the neighborhood offers a welcoming, well-established setting. Served by Spring Branch ISD, the location combines strong community appeal with convenient access to shopping, dining, and major thoroughfares. Perfect for buyers seeking comfortable, single-level living in a vibrant, amenity-rich area.

Property Highlights

- 3 bedrooms, 2 full bathrooms.
- Approx. 1,604 sq ft of living space.
- Large 9,600+ sq ft lot (room for pool / outdoor living).
- Single-story ranch layout with open sight lines between living, dining and kitchen.
- Fully fenced backyard with established shade trees and a roomy patio for outdoor dining/relaxing.
- Hardwood and tile flooring (tile in key areas, original hardwood elsewhere).
- Updated kitchen with ample counter and cabinet space.
- Recent HVAC work and mechanical updates.

Recent Updates & Utilities

- AC, water heater, and garage door motor/hardware replaced — 2024.
- PEX plumbing.
- Roof replaced 8 years ago.
- Rain gutters installed.
- Low Average Monthly Utility costs: natural gas ~\$40, electric ~\$85, water ~\$60

Ready to tour your next dream home?

Don't miss this jewel in the heart of it all!

**Per Seller*

COMPASS

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CHRISTMAN



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Location & Neighborhood (Binglewood/ Spring Branch)

- An active, volunteer civic association, Binglewood CA.
- Commuter-friendly: quick access to I-10 (Katy Freeway), Beltway 8 and 610 — easy drive to Memorial City, CityCentre, the Galleria and central Houston employment corridors.
- Nearby healthcare and services: Memorial Hermann / Memorial City medical corridor within a short drive.

Shopping & Everyday Conveniences

- Memorial City / The Square at Memorial City
- Grocery & markets nearby (major chains and local markets within minutes).
- Easy access to retail corridors along Gessner, Memorial Drive and Katy Freeway

Restaurants — Local favorites

- Richter's Antler Café
- Lazy Oaks Beer Garden
- Karbach Brewing Co.

Entertainment & Recreation

- Memorial City / The Square at Memorial City — open lawns, occasional live events, movie theater and family-friendly programming.
- Local parks & green spaces — numerous precinct / city parks within a short drive for walking, playgrounds and outdoor recreation.
- Live music & venues — Spring Branch and nearby neighborhoods host rotating live-music and event spots; downtown/Montrose and the Galleria/Richmond corridor are short drives for bigger shows.

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