



# Leah Oliver Christman

## *Home Highlights*

leah.oliver@compass.com

(832)444-2669

**8201 Cabernet Ln**

Welcome to a refined and move-in ready residence in the heart of the desirable Lynnview Manor gated community in Houston's Spring Branch East area. This three-story home offers approx. 3,065 sq ft of living space (4 bedrooms, 2 full & 1 half baths) on a corner lot with no rear neighbors — delivering both space and privacy. Built in 2013, the home blends upscale finishes (stone façade, board-and-batten shutters, hardwood flooring, high ceilings, wrought-iron staircase) with a prime location just minutes from major thoroughfares, shopping, dining and entertainment.

This address not only offers luxurious interiors and excellent community amenities, but also places you in a neighborhood with vibrant local lifestyle options.

### **Property Features**

- Subdivision: Lynnview Manor (gated)
- Year built: 2013
- Garage: 2-car attached
- Architecture / Interior details: stone façade, board-and-batten shutters, hardwood floors, wrought-iron staircase, high ceilings
- Kitchen: island with breakfast bar, granite countertops, mosaic tile backsplash, gas cooktop, pendant lighting
- Primary suite: dual vanities, garden soaking tub, separate tiled shower, custom walk-in closet
- Outdoor: covered patio, side yard with turf lawn (K9-friendly), two storage sheds, hookup for outdoor shower
- HOA / Community: gated access, pool, and other association amenities
- Gated corner-lot home with no rear neighbors
- Spacious layout and high-end finishes
- Prime location: quick freeway access, close to top dining/entertainment, strong schools

*\*Per Seller*

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CHRISTMAN



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### **Neighborhood • Amenities • Lifestyle**

#### **Walking distance to the local elementary school**

 **Connected Neighborhood:** Enjoy the best of community living in Monarch Oaks! With just \$40/year, you're part of a friendly network of eight subdivisions, get regular updates and meetups, plus benefit from private security patrols and an active Citizens' Patrol keeping the neighborhood safe—neighbors looking out for neighbors, day and evening. There are also an active MOCA group me and MOCA Mom's group me. MOCA has several neighborhood events throughout the year. Additionally, within Lynnview Manor, we have several community events throughout the year.






#### **Some Nearby Restaurants & Bars:**

- The Blind Goat – Vietnamese/Asian fusion with cocktail-bar vibe
- Relish Restaurant & Bar – Refined American classics with Mediterranean touches
- Brennan's of Houston – Iconic Creole cuisine for special occasions

#### **Bars / Lounges & Evening Out:**

- Bayou & Bottle – Craft cocktails and lively nightlife
- Local bars and vibrant dining scene support relaxed evenings and social gatherings

#### **Entertainment & Shopping:**

- Close to Memorial City retail and entertainment corridor
  -  Movie theater
  -  Comedy club
  -  Gym / Fitness centers
  -  Grocers & specialty stores
  -  Eclectic eateries and familiar chain restaurants

**Ready to tour your next dream home?**

Don't miss this spacious, home with so many extras!

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## *Home Updates & Upgrades*

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### ⚡ Recent Home Updates – Move-In Ready!

- Stucco sealant applied to all exterior surfaces, door frames, windows, outlets – 2021
- Kitchen backsplash updated – 2021
- Plantation shutters installed downstairs – 2021
- Astroturf installed – 2021
- Garage door brackets replaced – 2022
- Evaporator coils replaced – 2023
- DAT sensor in A/C unit replaced – 2023
- 2 dampers in zoned system replaced – 2023
- Shared fence reinforced with cement posts – 2024
- Garage logic board replaced – 2024
- Recessed lighting installed – 2025
- Kitchen & dining light fixtures updated – 2025
- A/C compressor replaced – 2025
- Regular annual A/C & furnace maintenance

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