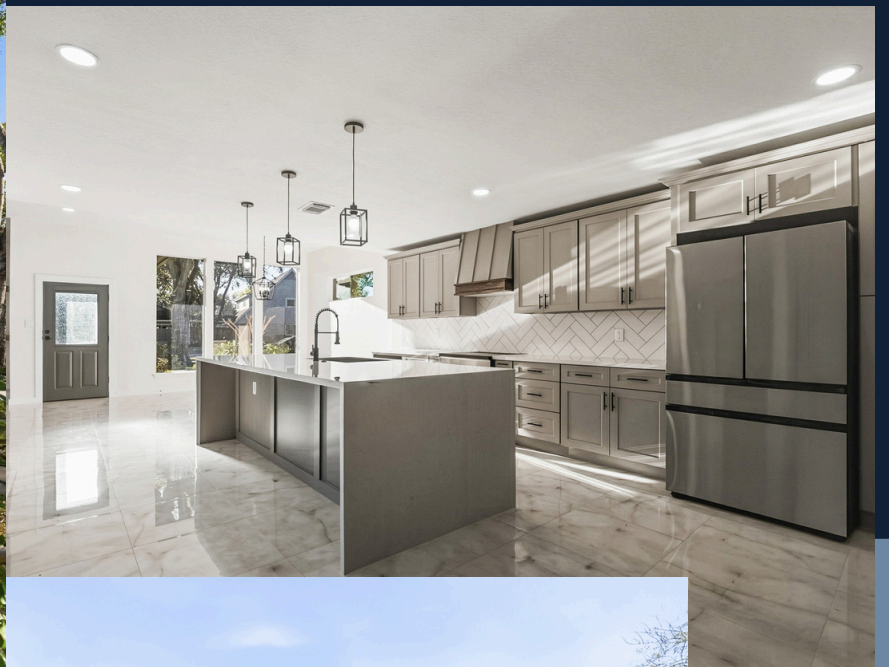




ODYSSEY — GROUP —

12034 Sugar Springs Drive, Houston TX

Listing packet and seller inclusion/exclusion sheet



5 bed | 3.5 bath | 2,785 SqFt
| 8,481 Sqft

Your Real Estate Advisors John & Nicole Cartee



Instagram



Facebook



Google



Brokered By
BLAIR
Realty Group

346-241-0489
TheCartees@OdysseyGroupTx.com

John - License: 799680 : Nicole - License: 739864



Highlight features

Stunning Single Story Home in The Memorial Area

5 Beds | 3.5 Baths | ~2,785 sq ft

- New roof!
- Updated Tile flooring and carpet throughout home
- Completely renovated kitchen - All new cabinetry, hardware, and appliances
 - Updated Closets in bedrooms with updated shelving and storage
 - Updated Bathrooms throughout home
 - Updated fire place in living room
 - Samsung Bespoke Refrigerator - Included
 - Samsung stacked washer and dryer - Included

Resort-Style Outdoor Oasis

- Private Pool: In-ground gunite pool with cleaning robot and tools
 - Sprinkler System in front and back
- New Storage shed alongside parking area
 - Sun Shade Awning for pool area

Community Amenities

- Tennis Courts
- Pickleball Courts
- Playgrounds & Parks

- Pool
- Clubhouse



12034 SUGAR SPRINGS DRIVE, HOUSTON, TX

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



ATM



PHARMACY



CLEANERS



GROCERIES



GAS



0.4
MILES

0.4
MILES

0.4
MILES

0.4
MILES

0.8
MILES



MOVIE THEATER



MEDICAL



GYM



COFFEE

0.8
MILES

0.8
MILES

0.8
MILES

0.8
MILES



12034 SUGAR SPRINGS DRIVE, HOUSTON, TX

FOOD REPORT



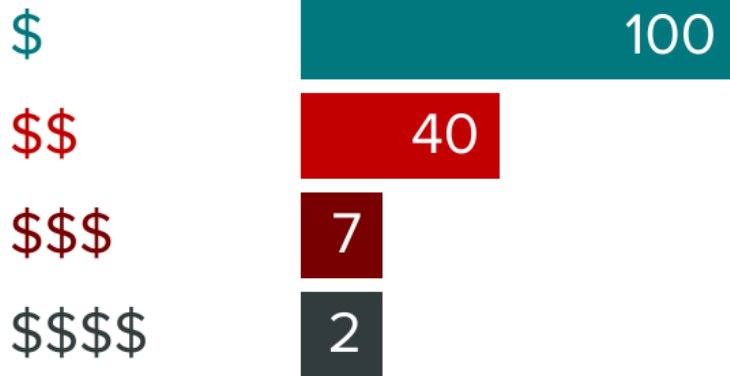
NEIGHBORHOOD EATS

This home is located near **140** moderately priced restaurants and has an **above average** variety of cuisines.

156



WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	39
ASIAN	34
FAST FOOD	22
CHINESE	11
BARBECUE	10
INTERNATIONAL	7
SEAFOOD	5
MEXICAN	5
BARS	4
OTHER	12



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **38** private schools and **7** charter schools within **5** miles.

EE-5	ASHFORD ELEMENTARY SCHOOL ASSIGNED	7 RATING
6-8	WEST BRIAR MIDDLE SCHOOL ASSIGNED	7 RATING
9-12	WESTSIDE HIGH SCHOOL ASSIGNED	6 RATING





12034 SUGAR SPRINGS DRIVE, HOUSTON, TX



OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE GOLF RANGE ON RICHMOND	1.1 MILES
	PARK NOTTINGHAM PARK	1.9 MILES




WITHIN
10 MILES



DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

John & Nicole Cartee

READY TO HELP YOU BUY, SELL, & INVEST



TREC:
 John - 799680
 Nicole - 739864
 TheCartees@OdysseyGroupTx.com
 346-241-0489

