



Leah Oliver Christman

Home Highlights

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(832)444-2669

5706 Ariel St.

Thoughtfully updated and exceptionally well-planned, this home blends timeless character with modern functionality. The floorplan flows naturally for everyday living while offering flexibility for entertaining, working from home, and family life. Vintage touches from the 1960s remain in select areas, adding warmth and personality, while the rest of the home has been tastefully updated.

What the Homeowners Love about this home:

- Exceptional floorplan – Open yet defined spaces that feel connected
- Spacious living room – Central to the home with higher ceilings
- Primary suite connection – Easy access to main living areas with the ability to close off the secondary bedrooms
- Abundant storage – Multiple and generous closets, linen storage, laundry storage
- Custom primary closet – Beautifully designed for both style and function
- Balanced design – Updated throughout while retaining select vintage features

Interior Features & Finishes

- Interior walls repainted in Sherwin Williams Shoji White (excluding two secondary bedrooms)
- Hardwood and porcelain tile flooring (spare boxes stored in garage)
- New Carpet (2023): Dream Weaver – Finishing Touch, Color: North Star (bedrooms and closets)
- Two ovens
- Extra functional/flexible space in secondary bathroom

Utility Information (2025 Average) - Electric: ~\$245, Water: ~\$100, Gas: ~\$40

**Per Seller*

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Renovations, Repairs & Improvements (Current Owners)

- New Roof (2026)
- New Exterior Paint - Partial (2026)
- Updated Lighting and Fans (2026)
- Carpet replacement (2023)
- Plumbing replacement (left side of home) (2021)
- Living room paneling removed and replaced with new sheetrock (freeze-related water damage mentioned in SDN) (2021)
- Chimney repairs to address water intrusion (mentioned in SDN - 2021)
- Foundation repair with transferable warranty (2020)
- Primary shower remodel (2019)
- Added attic insulation
- Custom primary closet build-out

Updates Completed by Previous Owners (Prior to Purchase in 2018)

- Energy-efficient double-pane windows throughout
- New HVAC system including ductwork
- New flooring – porcelain tile and hardwoods
- New cabinetry in kitchen and bathrooms

Location & Community Highlights

- Quiet, welcoming street with a mix of longtime residents and newer families
- Strong sense of community
- Short walk to a nearby park with a playground and walking paths
- Neighborhood garden across Pontiac, managed by residents
- Close proximity to JCC, HEB Meyerland, and HEB Bellaire
- Private security Patrol
- HOA sponsored community events

Ready to tour your next dream home?

Don't miss this well-designed, move-in ready home with a layout that truly lives well.

**Per Seller*

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LOC

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