

# 4711 Welford Drive, Bellaire, Texas

## PRIME LOCATION

- Quiet street with no drive-through traffic
- Zoned to highly regarded Bellaire schools
- Short distance to Condit Elementary and Bellaire High School
- Bellaire community holds year-round events including holiday celebrations, festivals, parades, arts & crafts shows, music, and movies
- Nearby neighborhood amenities:
  - Bellaire Town Center Family Aquatic Center
  - Bellaire Recreation Center, Little League field, and tennis courts
  - Bellaire is home to fourteen neighborhood parks.
  - Nature Discovery Center
- Nearby dining, shopping and recreation:
  - "Downtown" Bellaire
  - Meyerland Plaza Shopping Center / HEB
  - The Galleria area
  - NRG Stadium & Houston Livestock Show & Rodeo

## INTERIOR HIGHLIGHTS

- 5 Bedrooms | 4 Bathrooms
- 4,637 square feet | 7,070 square foot lot
- Exceptional flow for entertaining
- Generous downstairs layout designed for gatherings
- Well-separated bedrooms for privacy
- Primary bedroom with ensuite bath and ample closet space
- Guest bedroom conveniently located downstairs
- Dedicated home office with stunning built-in cabinetry
- Functional mudroom for everyday organization
- Fireplace anchors the main living area
- Spacious game room with bench seating
- Hardwood floors refinished in January 2026

## STRUCTURAL & SYSTEM IMPROVEMENTS

- Grade 4 roof installed in Spring 2025
- Foundation leveled in Fall 2025
- Home elevation is well above 2001 post-Tropical Storm Allison city code requirements
- Hardwood floors refinished in January 2026
- Under-house spray foam insulation added in January 2026

## SMART & HIDDEN FEATURES

- Electrical outlets under front eaves for seasonal/holiday lighting
  - Controlled by interior manual timer switch
  - Dusk-to-dawn or custom scheduling
  - No visible extension cords
- From the exterior, garage is simply a 2-car garage, but it has additional space for storage, a workshop, or home gym area or remove the storage to accommodate a third car.
- Behind the game room shelves is a hidden room perfect for a technology hub, craft room, or for storing seasonal decor

## UTILITIES

- Gas: \$161 in Feb 2026
- Electricity: \$397 with balanced billing
- Water / Sewer / Garbage: averages around \$198

