



*For Sale*

## 16603 BRIDGE CREEK FALLS COURT

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Elegant one-story in the gated Falls at Champion Forest with a rare 4-car garage, soaring ceilings, and a bright, open layout. Thoughtfully designed for comfort and entertaining, this home includes flexible spaces and a versatile Texas basement that offers endless possibilities.



## ELEGANT SINGLE-STORY LIVING DESIGNED FOR COMFORT AND ENTERTAINING.

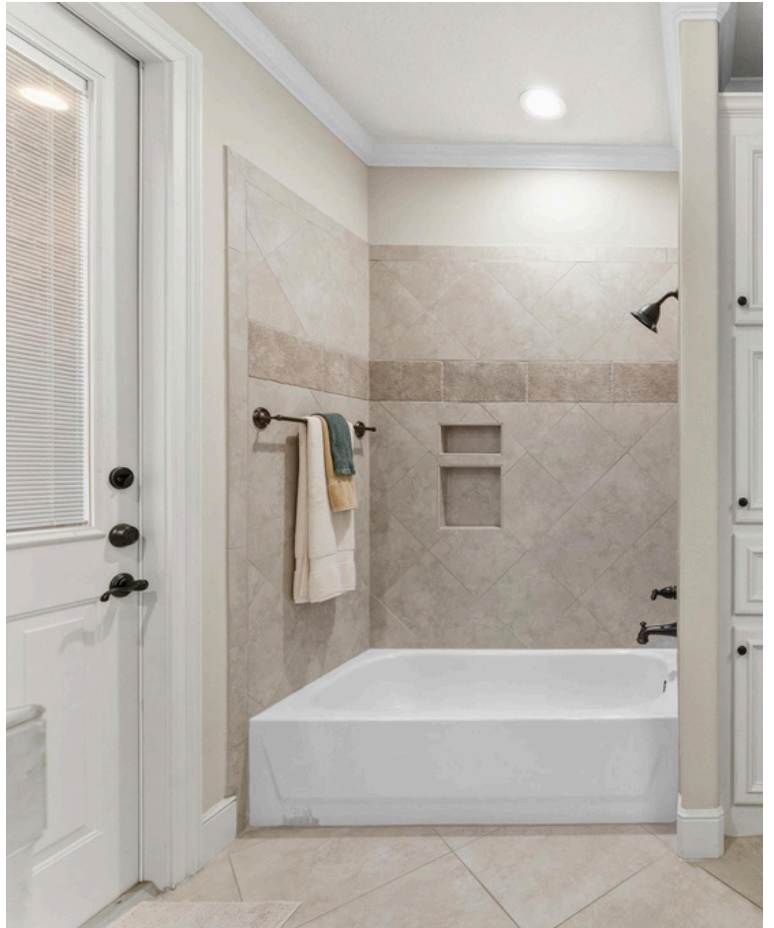
Enjoy this stunning one-story home with a four-car garage in the gated Falls at Champion Forest! A grand entry with soaring ceilings and graceful archways sets the tone for a light-filled interior adorned with hardwood floors and elegant finishes. The thoughtfully designed kitchen blends style and function with granite countertops, an island, a breakfast bar, and a nearby wine bar. The kitchen opens to the living room, ideal for everyday living and entertaining.. The split plan offers a private primary suite overlooking the backyard with dual sinks, a garden tub, a walk-in shower, and an expansive, custom, walk-in closet.

A private-entry secondary suite on the opposite side of the home is ideal for guests or multigenerational living. Additional highlights include a dedicated study with French doors and built-ins, spacious secondary bedrooms, each with a walk-in closet, two fireplaces in the living room and formal sitting room, a covered backyard patio with an outdoor kitchen and remote-controlled solar shades, and an air-conditioned workshop. An incredible Texas basement offers excellent storage or the potential to be finished as a game or media room.









# FLOOR Plan



Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.

# Key Details

4



3.1



3,942 SF



Lot Size

13, 235 SF

Construction

Brick/Cement Board/Stucco

Year Built

2005

HOA

\$2,445 annually

Style

Traditional

Garage

4-car tandem/attached

Elementary

Brill Elementary

Middle

Kleb Intermediate

High

Klein High School

MLS Number

60496716



*Kelly Simon*

kelly@sellinghoustonteam.com

832-309-1433

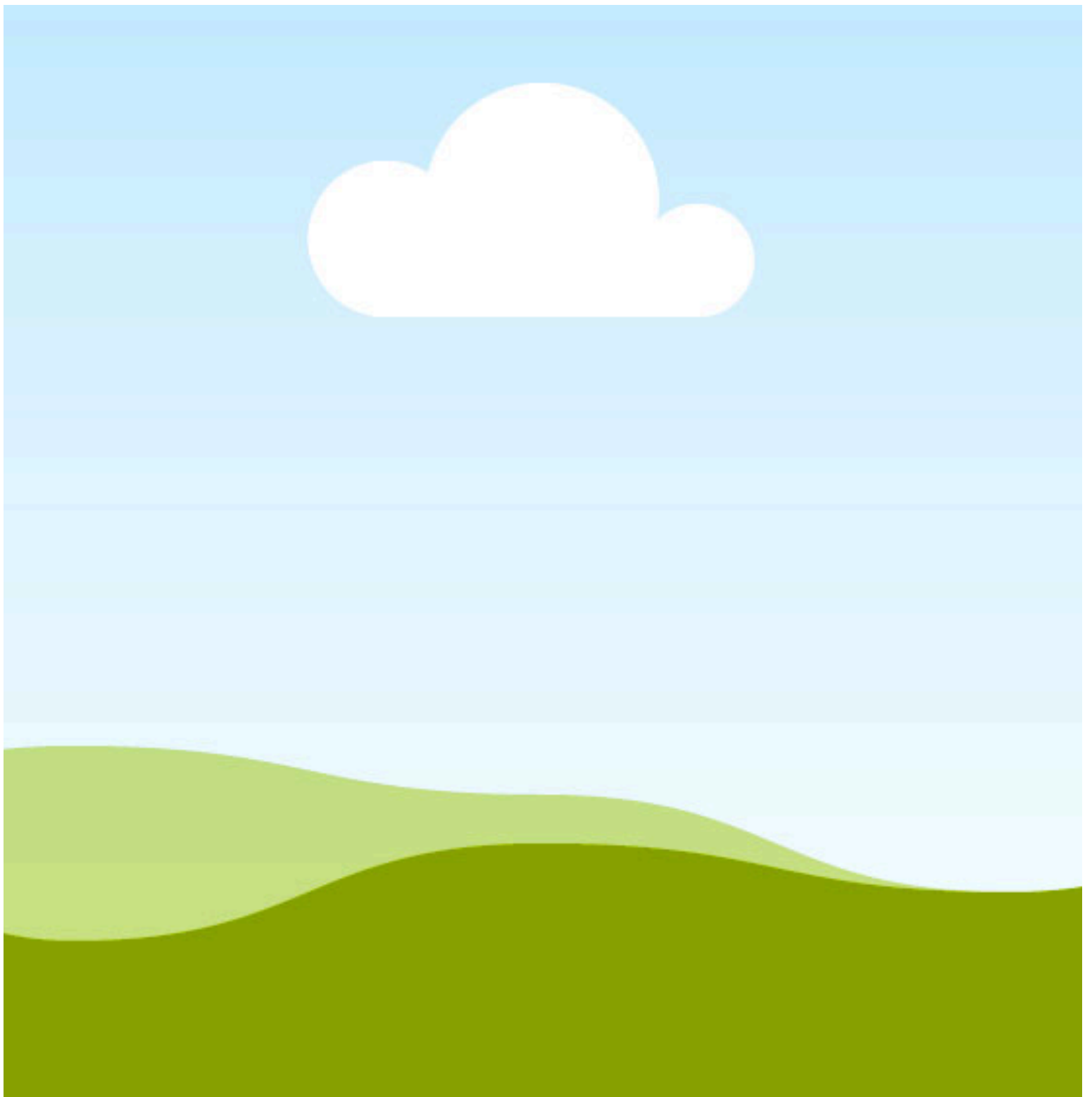
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711 W 17TH STREET | HOUSTON, TX 77008



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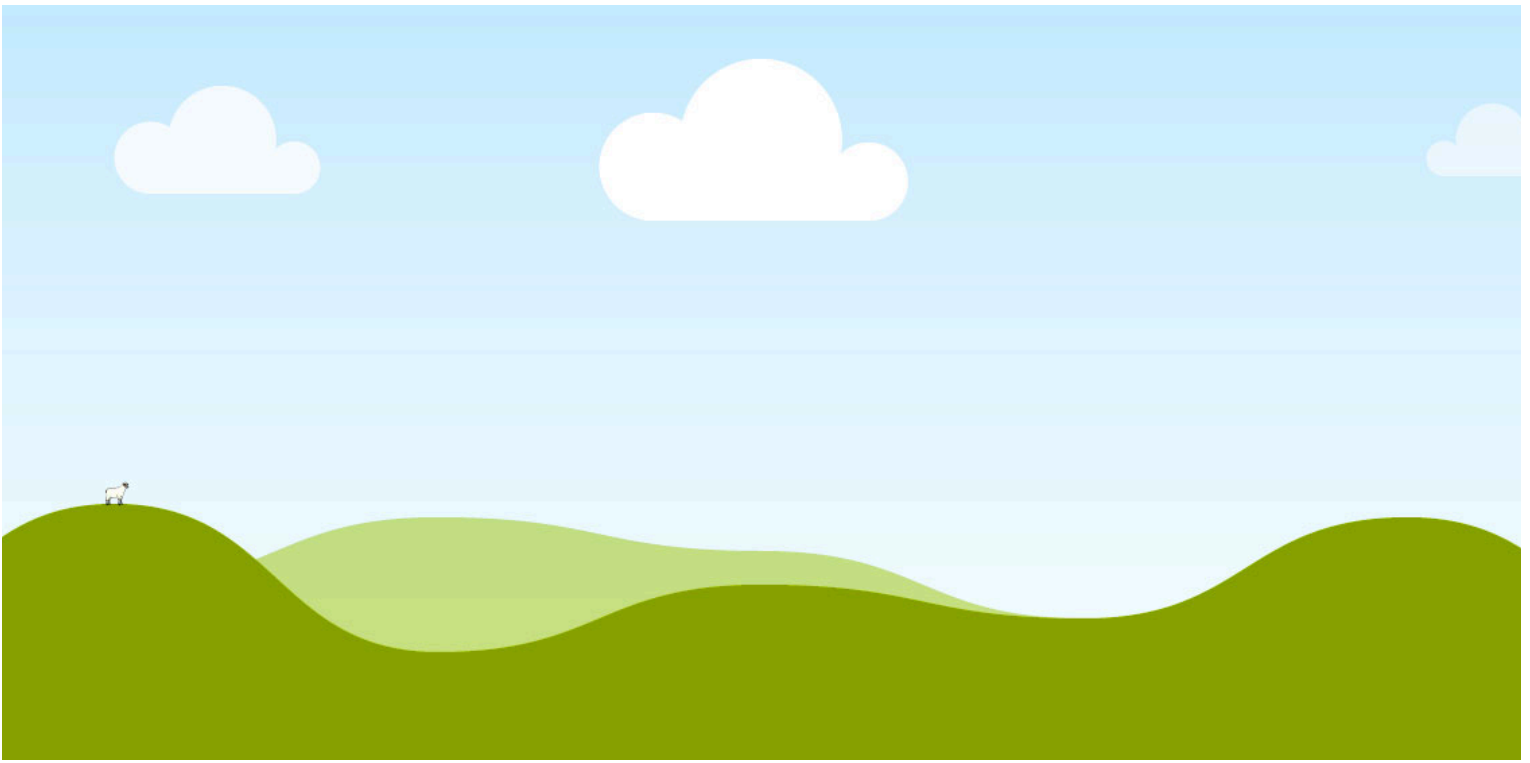


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# Key Details

4  3.1  3,410 SF 

Lot Size 9,971 SF

Construction Brick and Cement Board

Year Built 2020

HOA Mandatory/\$1000 Annually

Style Traditional

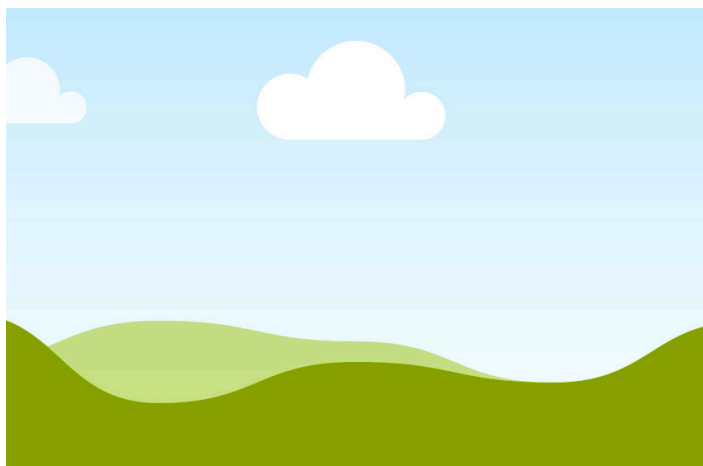
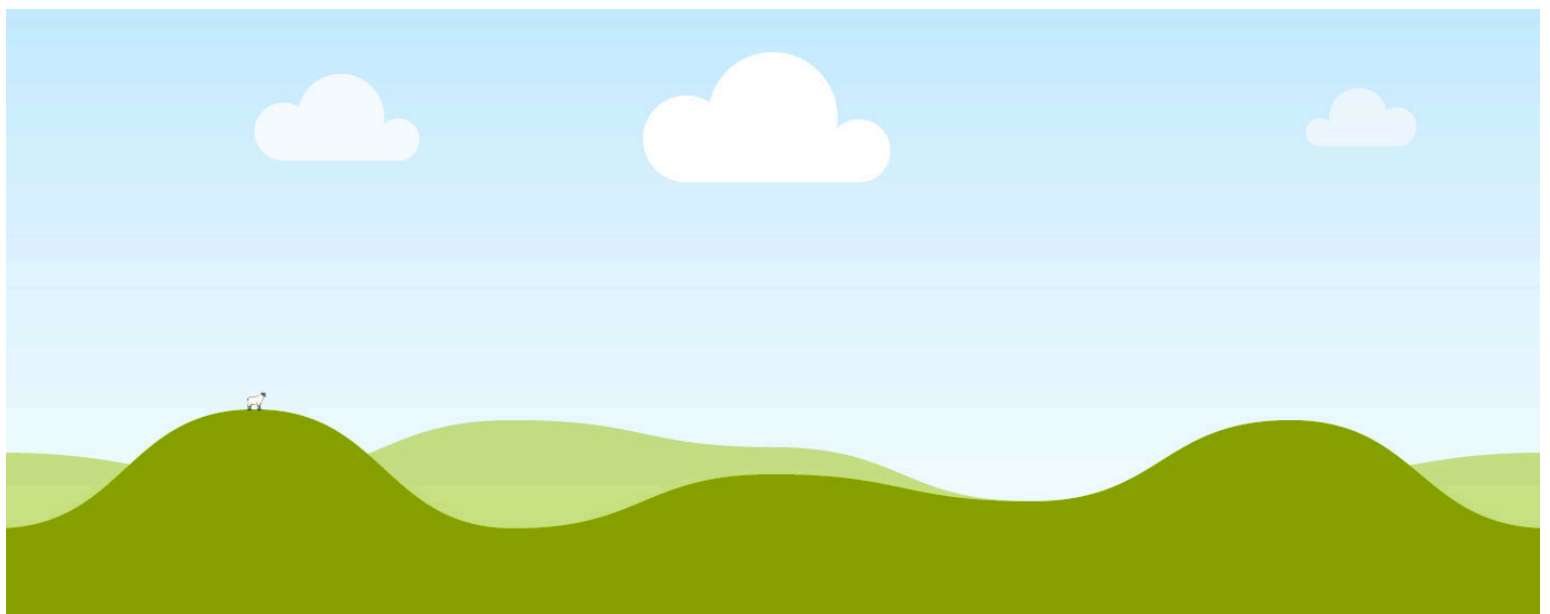
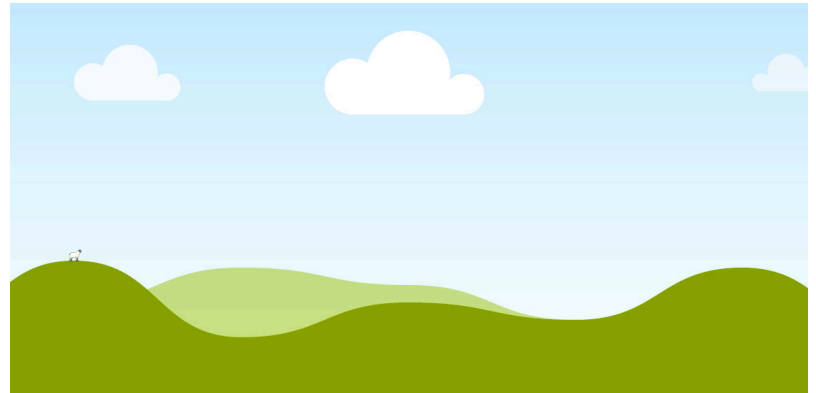
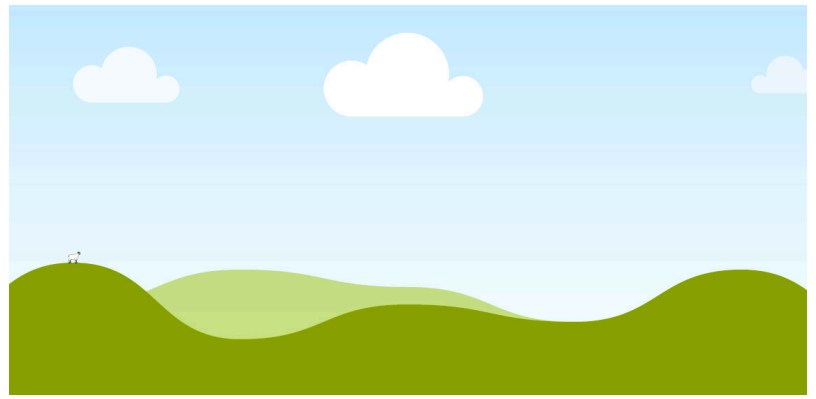
Garage 3-Car Attached

Elementary E C Mason Elementary

Middle Manvel Junior High School

High Manvel High School

MLS Number 64564318



*Lauren Neely*

lauren@sellinghoustonteam.com  
713-449-4651

**Lauren Neely** truly understands the importance of relationships. A native Texan from Victoria, Lauren earned a BA in Psychology and a Masters in Counseling. During her internship at UH's career services she realized how her skills and interests might be a fit for a career in real estate. Lauren loves working with people (and chows) and is committed to helping them find the property that is best for them.



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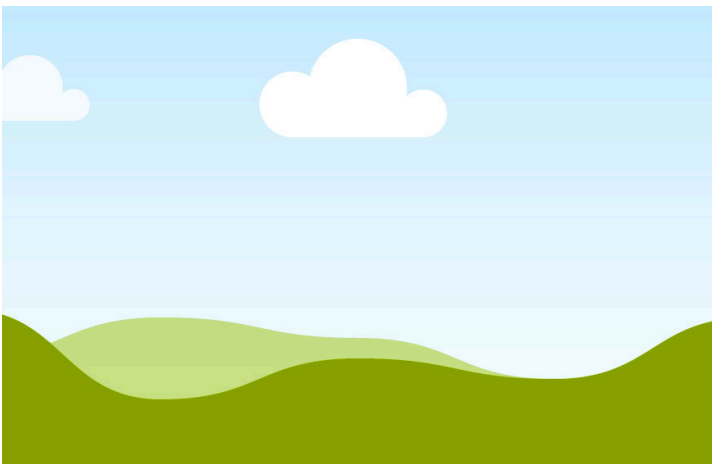
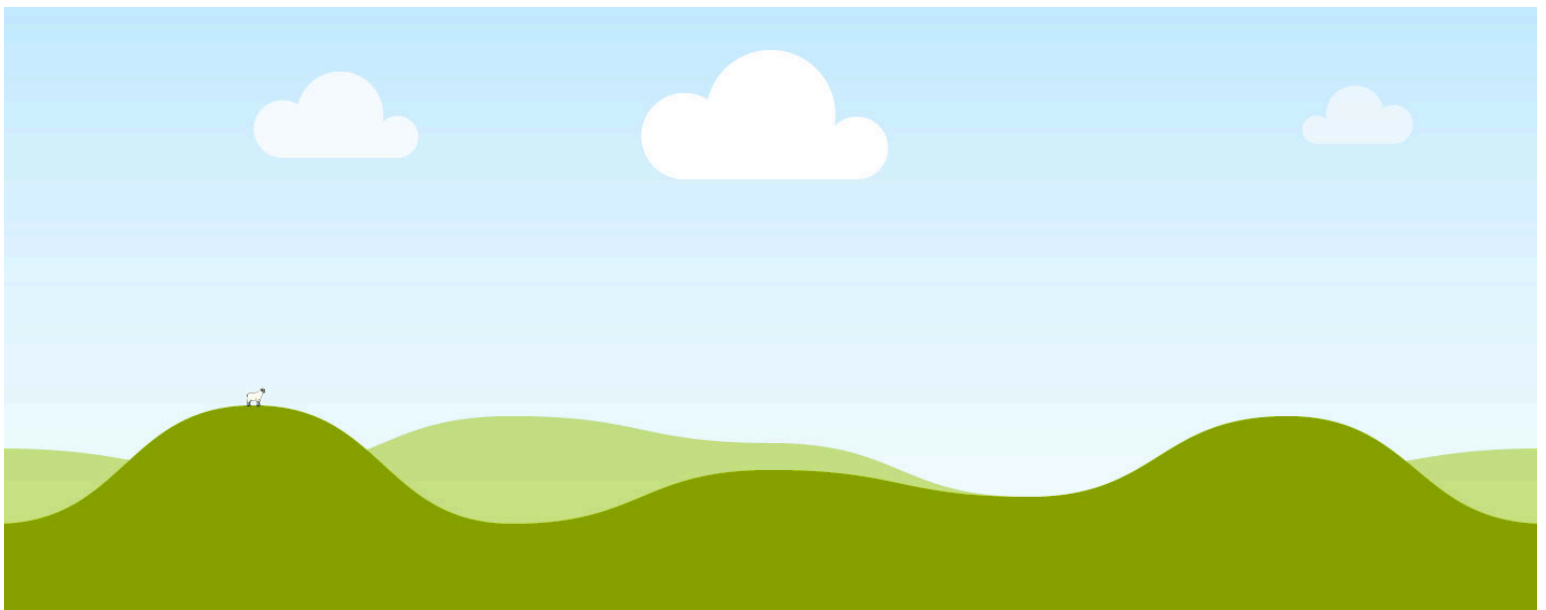
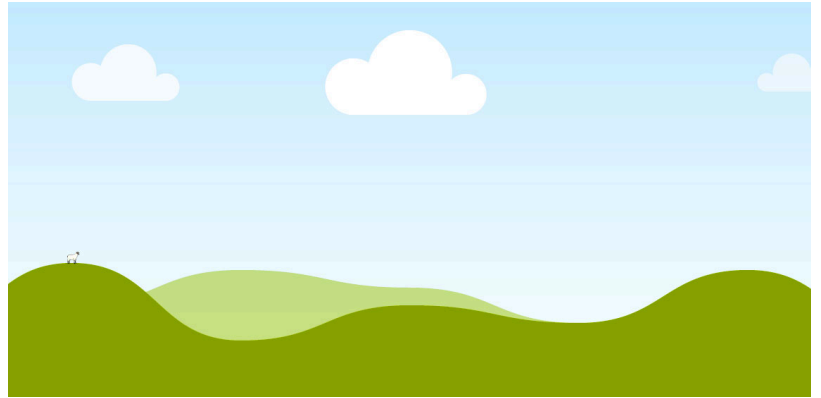
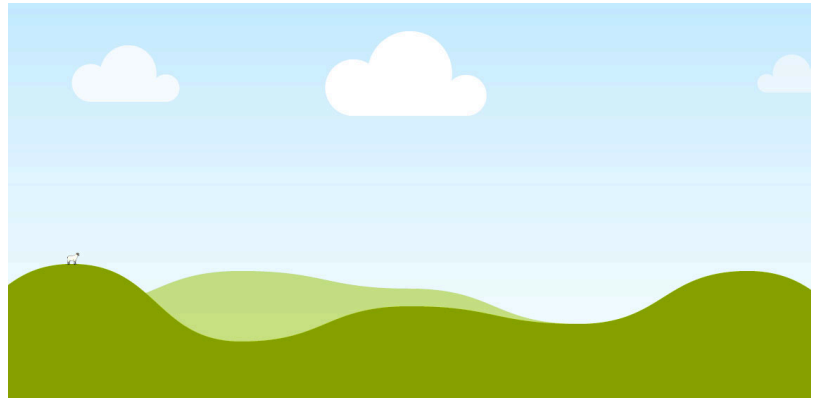


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# Key Details

x  x.x  x,xxx SF 

Lot Size	x,xxx SF
Construction	xxx
Year Built	xxxx
HOA	xxxx
Style	xxxx
Garage	xxxx
Elementary	xxxx
Middle	xxxx
High	xxxx
MLS Number	xxxx



*Jennifer Vickers*

[jennifer@sellinghoustonteam.com](mailto:jennifer@sellinghoustonteam.com)

713-240-9671

Jennifer specializes in residential listings. Recipient of the HAR Realtor of the Year and 20 Under 40 Rising Stars in Real Estate Awards, she has also been featured in Texas Monthly as a multiyear Five Star Real Estate Award Winning Professional. Her detail oriented approach has kept her a Top Producer since entering the business in 2014.



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# SELLING Houston TEAM

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281-520-6024

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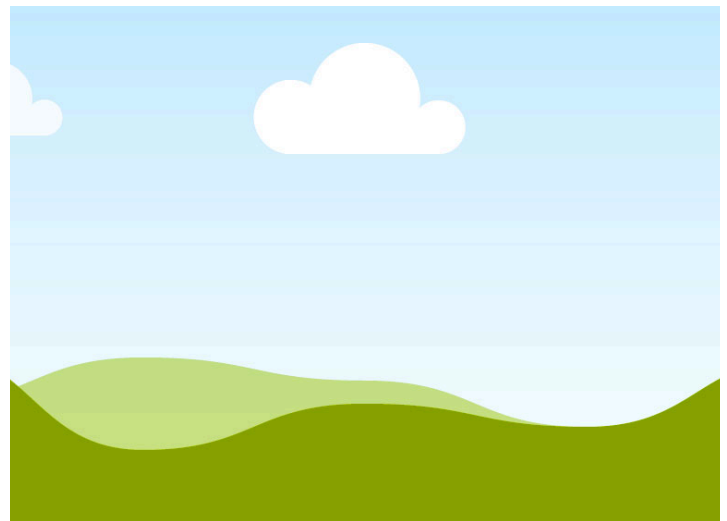
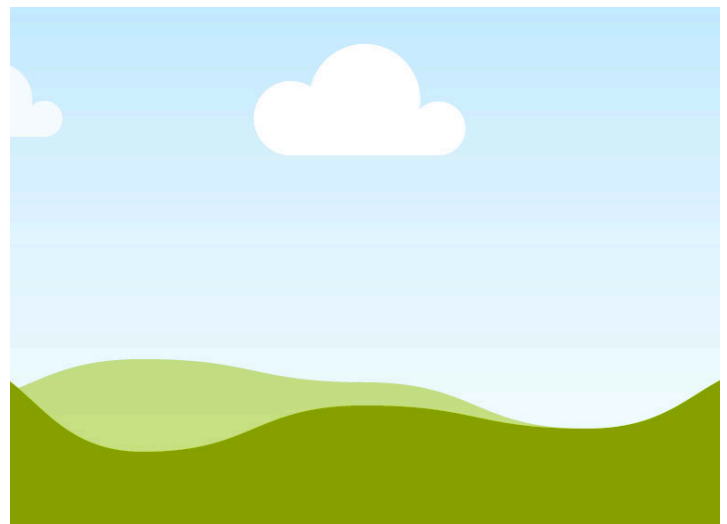
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## Key Details

x x.x x,xxx SF

Lot Size	x,xxx SF
Construction	xxx
Year Built	xxxx
HOA	xxxx
Style	xxxx
Garage	xxxx
Elementary	xxxx
Middle	xxxx
High	xxxx
MLS Number	xxxx



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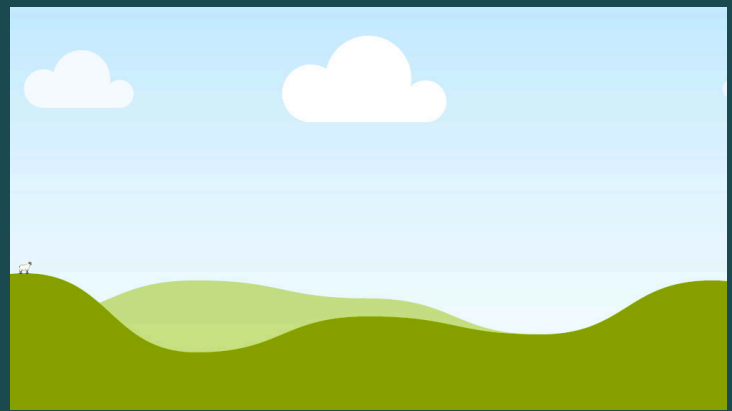
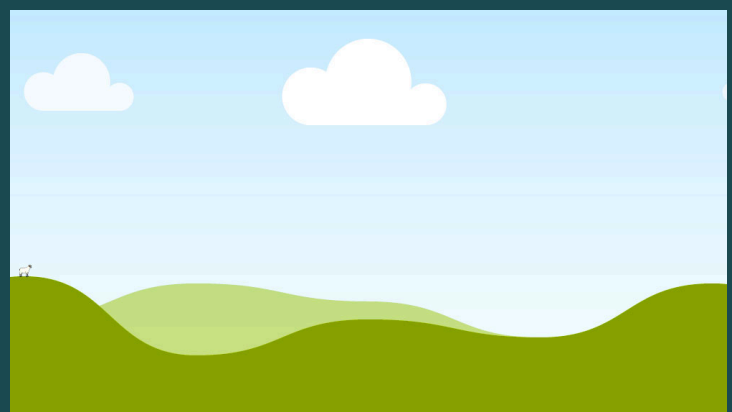
4.1



3,544 SF



Lot Size	3,750 SF
Stories	3
Year Built	2016
HOA	N/A
Fireplace	Gas Connection
Construction	Brick and Cement Board
Style	Traditional
Garage	2-Car Attached
Heating	Central Gas
Cooling	Central Electric
Elementary	Helms Elementary
Middle	Hamilton Middle School
High	Heights High School
MLS Number	20887365



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## Key Details

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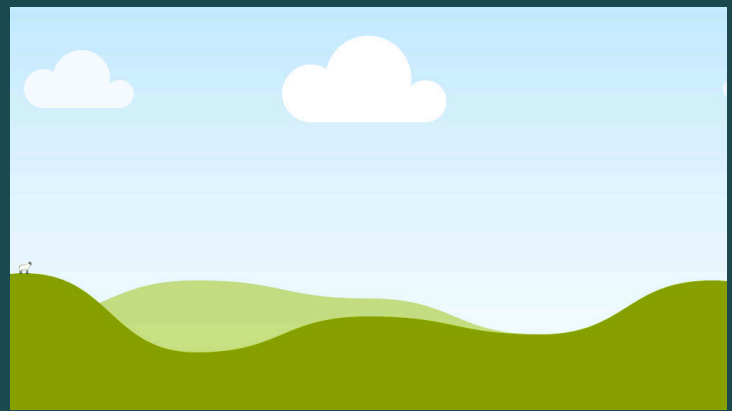
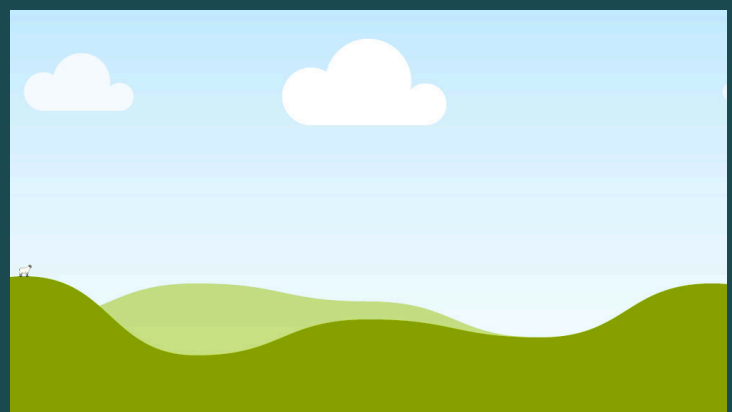
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## Key Details

3



2.1



2,500 SF



Lot Size

4,000 SF

Subdivision

Property Type

Stories

Year Built

HOA

Fireplace

Construction

Style

Garage

Heating

Cooling

Foundation

Nearby Parks

Walk Score

School District

Elementary

Middle

High

MLS Number

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