

2803 Hilmar Dr

LOCATION OVERVIEW

Westchase is one of Houston's most vibrant and diverse neighborhoods, offering residents an exceptional mix of international dining, retail, and easy access to major employment hubs. Its convenient location and strong sense of community make it one of the city's most sought-after places to call home.

SCHOOL INFORMATION

OUTLEY ELEMENTARY SCHOOL

O'DONNELL MIDDLE SCHOOL

AISD DRAW

AVERAGE BILLS

ELECTRIC

\$120

GAS

\$50

WATER

COVERED BY HOA

AGE OF ROOF

8 YEARS

AGE OF WATER HEATER

8 YEARS

AGE OF HVAC

8 YEARS

NOTABLE FEATURES + UPGRADES

WHOLE HOUSE WATER SOFTENER WITH BACKFLOW FILTER

SOLAR SCREENS ON BACK OF HOUSE FOR ENERGY EFFICIENCY

NOISE REDUCTION WINDOWS IN MASTER BEDROOM AND BATH (IDEAL FOR LIGHT SLEEPERS)

UPGRADED LIGHTING IN STUDY, DINING ROOM, AND MASTER CLOSET

FREESTANDING SOAKING TUB IN MASTER BATH

UV FILTER ADDED TO HVAC UNIT

UPGRADED CABINETS AND COUNTERTOPS IN KITCHEN AND MASTER BATH

UPGRADED 5-BURNER STOVETOP

EXTRA CABINETS IN UTILITY ROOM

ADDED STORAGE UNDER STAIRS IN UTILITY ROOM

GATED COMMUNITY WITH FRIENDLY, HELPFUL NEIGHBORS

HOA COVERS LAWN CARE, WATER, AND TRASH PICKUP

COMMUNITY POOL AND DOG WALK AREA

WALKING DISTANCE TO HEB, KOHL'S, LOWE'S, WALMART, AND SEVERAL RESTAURANTS

TERRY HERSEY PARK NEARBY FOR RECREATION