

10026 Overbrook Lane

COMPASS

Features & Amenities



House Overview

Bedrooms	3
Baths	2 Full
Square Feet	2,030 per HCAD
Lot Size	8,094 per HCAD
Year Built	1963 per HCAD
Garage	2 Car Detached
Neighborhood	Briargrove Park

OVERALL

- Located in desirable Briargrove Park
- Extensively updated
- PEX plumbing, Nov. 2024
- Replaced roof, Nov. 2024
- Updated sewer lines to PVC
- Double pane windows
- Replaced bay window, two kitchen windows and utility backdoor, Sept 2025
- Replaced attic ductwork, 2014, per previous sellers
- HVAC, 2014
- Hot water heater, 2017
- Two solar attic fans
- Plantation shutters
- Crown moldings
- Engineered hardwood flooring
- Never flooded
- Back fence replaced 6 years ago
- Minutes from popular shopping & dining at Town & Country Village, City Centre & Memorial City Mall
- Easy access to Energy Corridor, Downtown, Galleria area, Beltway 8, 110
- HOA Covers 24 hour security through SEAL, trash (2x a week),

recycling, recreational facilities (including pool, playground, & tennis courts)

- Walking distance to the community swimming pool, turfed playground, and tennis courts!

FRONT EXTERIOR

- Charming curb appeal
- Stunning mature tree & magnolia tree
- Sprinklers
- Covered front porch
- Solid wood front door

BACK EXTERIOR

- Sprinklers
- Gutters
- Large grasspace for kids & pets to play
- Covered patio w/ ceiling fan; offers lots of room for outdoor dining & cooking out
- Black rod iron fence dividing the yard and driveway
- Back fence, 6 years old
- 2 car detached garage

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



RACHEL CONKLING
Rachel.Conkling@compass.com
713-894-9070

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ENTRY

- Spacious entry; offers room for console table, bench
- Navy painted walls
- Wainscotting
- Light fixture
- Hallway to the right leads to 3 storage closets and attic access

FORMAL LIVING/DINING ROOM

- Spacious room
- Flexible space; could make an ideal dining room
- Recessed lighting
- Crown molding
- Elegant chandelier
- Replaced bay windows, Sept. 2025
- Plantation shutters
- Engineered hardwood flooring
- Opens to the study

STUDY

- Wall of custom built-ins w/ shelving, built-in desk, cabinets & drawers
- Flexible space; could make an ideal playroom or dining room
- Window to front exterior w/ plantation shutters
- Crown molding
- Light fixture
- Navy accent painted walls w/ wainscotting
- Engineered hardwood flooring

KITCHEN

- Renovated kitchen
- Silestone countertops
- White beadboard backsplash
- Bosch 4 burner electric cooktop w/ Whirlpool venthood over
- Double stainless steel sink

- GE refrigerator stays (note: ice maker does not work)
- Stainless steel Frigidaire convection oven
- Stainless steel Panasonic microwave, 2024
- Stainless steel dishwasher
- Breakfast bar
- Pantry closet located in utility room
- Under cabinet lighting
- Crown molding
- Built-in magnetic chalk board
- Window above sink, replaced 2025
- Plantation shutters

BREAKFAST AREA

- Decorative light fixture
- Windows replaced 20025
- Plantation shutters
- Engineered hardwood flooring
- Open floor plan with family room and kitchen; ideal for everyday dining

FAMILY ROOM

- Gas log fireplace w/ brick surround (note: previous owners professionally capped the gas connection. Sellers never used the fireplace since living at the property)
- Custom built-in open display shelving & cabinetry flank either side of fireplace
- Beamed ceiling
- Mounted ceiling speakers
- Recessed lighting
- French doors leads to backyard space, & 1 door sized window looking out to back patio
- Engineered hardwood flooring
- Spacious size

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PRIMARY SUITE

- Large room located in the back of the home with views overlooking the lush backyard
- Windows w/ plantation shutters
- Ceiling fan w/ light fixture
- Walk-in closet redone by California Closets features built-in drawers and adjustable shelving

PRIMARY BATHROOM

- Updated
- Vanity with granite countertop, dual sinks
- Built-in mirrors w/ 2 decorative sconces
- Window w/ plantation shutters
- Shower w/ glass enclosure, subway tile surround & hexagon tile flooring
- Hanging bars for hand towels

SECONDARY BEDROOM #1

- Crown molding
- Ceiling fan w/ light fixture
- Plantation shutters
- Walk-in closet redone by California Closets with built-in shelving, hanging, and window w/ plantation shutters
- Carpet
- 2 large windows

SECONDARY BEDROOM #2

- Crown molding
- Ceiling fan
- Window w/ plantation shutters
- Ceiling fan w/ light fixture
- Double door closet redone by California Closets with built-ins

SECONDARY BATHROOM

- Renovated

- Tub/shower combination w/ subway tile surround
- Tile flooring
- Recessed lighting
- Crown molding
- Plantation shutters
- Vanity with granite countertop, dual sinks, ample counter space & storage below
- 2 built in- mirrors w/ decorative scones above
- Towel hanging hooks for bath & hand towels
- Built-in additional storage & hamper

UTILITY ROOM

- Located off breakfast area, through sliding barn door
- Back door, replaced in 2025, leads to backyard/driveway
- Pantry closet
- Utility storage closet
- Washer / dryer connections
- Hanging dry bar
- Storage cabinets

INCLUSIONS

- Washer and Dryer
- Kitchen refrigerator (ice maker does not work)

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