

UPGRADES & FEATURES

3526 Barkers Crossing Ave

77084-7634 Harris County
4 Beds | 2.5 Baths | 2,574 sqft



WHAT YOU'LL LOVE

Home & Property

- Spacious 2,574 SqFt two-story layout with open-concept living
- Attached 2-car garage with direct home access
- Fenced backyard — private outdoor space
- Gas fireplace in living area
- Game room upstairs

Area

- Splash pad & park literally 6 houses away
- Close to Katy Mills Mall & City of Katy
- Zoned to highly acclaimed Katy ISD
- Walking trail around retention pond in the neighborhood
- Easy access to I-10 & the Energy Corridor
- Minutes to Memorial City Mall & Medical Center
- Close to Texas Children's Hospital West & Methodist West
- Near Cullen Park
- Low HOA fees — only \$385/year

Home & Property

- 2 closets in the primary bedroom
- Digital programmable thermostat
- Washer & dryer included with the home
- Refrigerator included with the home

PROPERTY CONDITION

- Year built: 2009 (≈17 yrs)
- Roof age ~17 years
- Water heater age- 2 years
- HVAC- 9 months
- Water / sewer - Public (MUD district)

UPGRADES

- New HVAC system — only 9 months old
- New kitchen faucet
- New water heater — 2 years old

Angela Gilliam
832-281-4754
angela@texashomequeen.com
www.TexasHomeQueen.com