

## LOCATION OVERVIEW

Living in Winrock offers the perfect balance of convenience and community. With close proximity to the Galleria, top-rated grocery stores, and an array of dining options, residents also enjoy a quiet, friendly neighborhood featuring parks, a playground, and a pool for recreation and relaxation.

## SCHOOL INFORMATION

BRIARGROVE ELEMENTARY  
TANGLEWOOD MIDDLE SCHOOL  
LEE HIGH SCHOOL

## YOUR LOCAL COMMUTE

GEORGE BUSH AIRPORT (IAH)  
~35 MINUTES

WILLIAM P. HOBBY AIRPORT (HOU)  
~30 MINUTES

THE GALLERIA MALL  
~5 MINUTES

MEMORIAL CITY MALL  
~15 MINUTES

ENERGY CORRIDOR  
~20 MINUTES

## NOTABLE FEATURES + UPGRADES

GENEROUS-SIZED ROOMS WITH ABUNDANT STORAGE.

QUIET AND FRIENDLY NEIGHBORHOOD WITH LONG-TERM RESIDENTS.

CLOSE PROXIMITY TO THE GALLERIA AREA, GROCERY STORES, RESTAURANTS, AND SHOPPING.

COMMUNITY AMENITIES INCLUDING A PARK, POOL, PLAYGROUND, LANDSCAPING, WATER, SEWER, TRASH REMOVAL, AND EXTERIOR BUILDING INSURANCE.

FRESH PAINT THROUGHOUT THE INTERIOR (2 MONTHS AGO).

NEW 2" BLINDS INSTALLED.

UPDATED POWDER ROOM WITH BOARD-AND-BATTEN WALL, NEW VANITY, SINK, AND UPDATED PAINT/WALLPAPER.

NEW BOARD-AND-BATTEN FEATURE WALL IN THE DINING ROOM.

NEW CARPETING IN THE BEDROOMS UPSTAIRS.

FRESHLY PAINTED BATHROOM CABINETS.

NEW PLUMBING FIXTURES IN UPSTAIRS BATHROOMS AND SHOWER.

NEW LIGHT FIXTURES IN THE DINING ROOM, PANTRY, UPSTAIRS SHOWER, AND CLOSET.

UPDATED EXTERIOR WITH A NEW LIGHT FIXTURE AND HOUSE NUMBERS.

RECENT ELECTRICAL PIG TAILING THROUGHOUT THE TOWNHOME