



KIANI REALTY



14403 Tivoli Dr
Houston, TX 77077

 5 Bedrooms

 3.5 Bath(s)

 3,493 Sq.Ft

EXCEPTIONAL FEATURES & DETAILS

- PRIME LOCATION in a gated community on a desirable corner lot
- Direct lake access with beautiful water views
- Private balcony overlooking the lake
- Resort-style spa pool & outdoor living with a built-in grill
- Expansive patio space designed for entertaining
- 3-car garage plus additional flexible living space
- Garage professionally converted into a versatile office / bonus room with endless possibilities
- Smart home features throughout including Tesla Powershare system, EV charger, smart sprinkler system, and security integration

INTERIOR HIGHLIGHTS YOU'LL LOVE

- Bright, open floor plan with abundant natural light
- Designer kitchen featuring an oversized island, double oven, and stainless steel appliances
- Custom built-ins, plantation shutters, and elevated finishes throughout
- Spacious primary suite with spa-like bathroom, double vanity, and multi-head shower
- Custom walk-in closet in the primary bedroom
- Additional upgraded office / flex space (converted garage)
- Nest thermostats

EXTERIOR HIGHLIGHTS THAT IMPRESS

- Resort-style pool and spa offering exceptional privacy
- Custom built-in outdoor grill for entertaining
- Spacious outdoor living and patio area
- Balcony with scenic lake views
- Direct access to the community lake
- Corner lot providing added space and privacy
- Located within a gated community



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RESTURANTS / BAR NEARBY

Flip 'n Patties - Energy Corridor

1809 Eldridge Pkwy Ste 108

Houston, TX 77077

Olive Branch

1019 S Dairy Ashford Rd Ste B

Houston, TX 77077

Resilience Viet Kitchen & Bar

1140 Eldridge Pkwy Ste 190

Houston, TX 77077

Ramen Bar Ichi

1801 S Dairy Ashford Rd Ste 108

Seiwa Market Houston, TX 77077

Three Sheets Bar & Grill

1900 S Kirkwood Dr Houston, TX

77077

Lazy Oaks Beer Garden

10158 Long Point Rd Houston, TX

77043

GYMS NEARBY

Lifetime Fitness

815 Town and Country Blvd

Houston, TX 77024

LA Fitness

1555 Eldridge Pkwy

Houston, TX 77077

Misfit Social Club

1712 S Hwy 6

Houston, TX 77077

PARKS & OUTDOOR RECREATION

Terry Hershey Park:

Approximately 5 minutes drive. A beautiful park featuring hiking and biking trails, playgrounds, and picnic areas along Buffalo Bayou.

Grocery Stores & Markets

Whole Foods Market:

Approximately 7 minutes drive. High-end grocery store with a wide variety of organic and specialty foods.

Shopping Centers

CityCentre:

Approximately 9 minutes drive. An upscale shopping center featuring a variety of retail shops, restaurants, and entertainment venues.



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What the *Sellers Love*

What initially drew you to this home?

We were drawn to the home because of its beauty, excellent schools, open-concept layout, and the amazing community. It also offers easy access to major highways and is very close to Terry Hershey Park.

What features of the home do you love most?

One of the best features is the open-concept design, which makes the home feel spacious and inviting. We also love the resort-style pool and the unique combination of absolute privacy while still being situated on the lake.

How would you describe the neighborhood and what you enjoy most about it?

The neighborhood is gated, very safe, and family-friendly, with a Constable present in the community. The HOA is well managed, which helps keep the annual fees relatively low. The neighbors are friendly, and it is a wonderful place for families. Our kids often ride their bikes and play with other children in the neighborhood whenever the weather is nice.

What are your favorite nearby spots for recreation, shopping, and dining?

The home's proximity to Terry Hershey Park is a major highlight. CityCentre, Memorial City Mall, and Memorial Hermann Memorial City Medical Center are all about 10 to 12 minutes away, offering convenient access to shopping, dining, and excellent medical care.

Are there any items that will not be included in the sale?

- Washer and Dryer
- TVs
- Garage (black) refrigerator
- Ring hub