

Property Highlights & Updates

9231 Durango Point, Houston, Texas, 77070

9231 Durango Point Lane offers the ideal blend of thoughtful updates, established neighborhood charm, and exceptional access to top-rated shopping, dining, medical facilities, and entertainment. Whether you are looking for a comfortable primary residence or a well-located investment property, this home delivers outstanding value in one of Houston's most convenient areas.

Year Built: 2010 | Living Area: 2,165 SF | Stories: 1 | Lot: 5,519 SF
Pool: No | HOA (annual): \$1,200

1) Major Systems

Roof

- Original roof
- No known issues reported

HVAC / Heating & Cooling

- **Brand** : Lennox 14ACX, 3.5-ton condenser
- **Installed** : 2019
- **Condition**: Recently serviced

Water Heater

- **Brand** : Bradford White
- **Type** : Gas
- **Size** : 40 gallons
- **Installed**: 2025

Reverse Osmosis System

- Reverse osmosis drinking water system installed under kitchen sink
- Original installation: 2011
- Recently serviced

Water Softener

- **Brand:** RainSoft
- Installed in 2011
- Serviced and maintained in May 2026

Electrical

- Standard residential electrical system
- No known issues reported

Foundation/Structure

- No known structural repairs

2) Appliances & Mechanical (Included Items)

Item	Details	Included
Dishwasher	Bosch, installed 2023, Home Connect Wi-Fi enabled, ultra-quiet 44 dBA	Yes
Refrigerator	2019	Yes
Washer	2019	Yes
Dryer	2019	Yes
Garbage Disposal	Installed 2024	Yes

3) Interior Updates

Flooring

- Engineered hardwood flooring throughout, except wet areas
- Installed in 2019

Window Treatments

- Window blinds installed in 2019

Interior Paint

- Living room, kitchen, hallway, and ceilings repainted in 2019

Lighting & Fixtures

- West Elm dining chandelier added in kitchen (2024)
 - Living room ceiling fan installed (2026)
 - Front porch pendant light installed (2026)
 - Side exterior lights updated (2019)
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4) Exterior & Outdoor Features

Fence

- New rear fence sections completed between 2024 and 2026

Exterior Lighting

- 2 Side exterior lightings updated in 2019
- Front porch pendant light installed in 2026

Pest Control

- Built-in On-Duty in-wall pest control system
- Exterior access port allows professional pest treatment within wall cavities without interior spraying

5) Smart Home & Specialty Features

Bosch Home Connect Dishwasher

- Connects to Wi-Fi for remote monitoring and control through the Bosch Home Connect app

Water Treatment Systems

- RainSoft whole-home water softener. Maintained and serviced in May 2026
- Reverse osmosis drinking water system at kitchen sink. Serviced in May 2026

6) Included with Sale

The following items convey with the property:

- Refrigerator
- Washer
- Dryer

7) Property Highlights

Beautifully maintained and thoughtfully updated, 9231 Durango Point Lane offers a move-in ready opportunity in one of Northwest Houston's most desirable and established communities. Located in the heart of the 77070 area, this home combines modern updates with exceptional convenience.

The property is just minutes from Louetta Road, one of the area's most vibrant corridors, offering an outstanding selection of shopping, dining, entertainment, and everyday conveniences.

Prime Location Highlights

Shopping & Groceries

Residents enjoy quick access to major grocery stores and specialty markets, including:

- Whole Foods Market in Vintage Park
- H-E-B Vintage Park Market
- Kroger
- Costco Wholesale nearby

Dining & Entertainment

The area offers a wide variety of restaurants, from casual eateries to upscale dining. Popular local favorites include:

- Ambriza at Vintage Park
- Perry's Steakhouse & Grille
- Gringo's Mexican Kitchen
- The Union Kitchen

Coffee Shops & Tea Houses

Whether meeting friends or working remotely, you'll love the nearby cafés and tea spots:

- The Core Cafe
- HTeaO - Spring
- Starbucks
- Kung Fu Tea

Bars & Nightlife

Vintage Park and Louetta Road feature excellent happy hour and nightlife options, including:

- Stats Sports Bar
- Ambriza rooftop bar
- El Tiempo Cantina

Hospitals & Medical Facilities

Convenient access to healthcare is an important advantage of this location:

- St. Luke's Health - The Vintage Hospital
- Houston Methodist Willowbrook Hospital
- Memorial Hermann Convenient Care Center in Spring
- Medella Urgent Care - Vintage Park

Nearby Shopping Destinations

One of the biggest draws to this location is the proximity to Vintage Park, a beautifully designed mixed-use shopping and dining destination featuring boutique shops, restaurants, coffee houses, salons, and community events throughout the year.

Commuter Convenience

The home offers easy access to major highways including:

- SH 249 / Tomball Parkway
- Beltway 8
- Grand Parkway / SH 99

This strategic location provides convenient commuting to the Energy Corridor, Downtown Houston, The Woodlands, and major employment centers throughout Northwest Houston.

Summary of Recent Improvements

Improvement	Year
Engineered hardwood flooring	2019
Window blinds	2019
Interior paint	2019
Side exterior lights	2019
Washer Dryer/Refrigerator	2019
Lennox HVAC condenser	2019
West Elm dining chandelier	2024
Garbage disposal	2024
Rear fence sections	2024–2026
Bosch dishwasher	2023
Bradford White water heater	2025
Living room fan	2026
Front porch pendant light	2026
RainSoft water softener serviced	2026