

# 4119 Lou Anne Ln | Houston, TX 77092

## **PROPERTY OVERVIEW**

- 4 Bedrooms | 2 Bathrooms
- 1,654 SqFt
- Lot Size: 8,280 SqFt
- Year Built: 1967
- Single-Story Home
- Attached 2-Car Garage
- Located in Oak Forest Sec 17

## **NOTABLE FEATURES & UPDATES**

- Fresh interior paint using Sherwin-Williams (2026)
- New laminate flooring installed (2026)
- Covered back patio – perfect for outdoor living and entertaining
- Functional, open layout for everyday living
- Move-in ready condition

## **SYSTEMS & MAJOR UPDATES**

- New AC/Heating system installed (2025)
- New water heater (2025)
- Partial plumbing updates completed
- Foundation repairs completed with lifetime transferable warranty (2026)

## **APPLIANCES**

- New dishwasher (2025)

## **INTERIOR & LIVING**

- Bright living spaces with natural light
- Comfortable floor plan with all bedrooms on one level
- Ideal layout for families or first-time buyers

## **LOCATION**

- Located in the desirable Oak Forest West area
- Approx. 15 minutes to Downtown Houston
- Approx. 10–15 minutes to The Heights
- Approx. 20 minutes to Texas Medical Center
- Quick access to 610 Loop & Hwy 290
- Convenient access to shopping, dining, and daily essentials

## **SCHOOLS**

- Wainwright Elementary School
- Clifton Middle School
- Scarborough High School

## **OUTDOOR**

- Covered back patio
- Spacious backyard with room to customize

**Information provided by the seller. Buyers should independently verify all information.**

Information provided per seller.

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**Please do not include this document as part of any contract. It is for informational purposes only.**