
Key Information To Know About 415 Ramblewood Drive, Houston, TX 77079

- ◇ **LIST PRICE: \$2,100,000**
- ◇ **5 bedrooms and 4.5 bathrooms**
- ◇ **4,645 sq. ft. home**
- ◇ **14,737 sq. ft. lot**
- ◇ **Built in 1973**

Key Home Systems

- **Roof:** (2024)
- **Water Heaters:** 2 units, both replaced in 2026
- **HVAC:**
 - Evaporator coil downstairs unit (2011) and condenser (2017)
 - Evaporator coil upstairs unit (date unknown) and condenser (2014)
 - Evaporator coil back family room unit (date unknown) and condenser unit (2022)
- **Plumbing:**
 - Original under slab and supply line plumbing

Interior Highlights

- **Oversized living room**
 - Vaulted ceiling and fireplace
- **Remodeled Kitchen:**
 - Marble countertops
 - Stainless steel appliances
 - Lounge area for entertaining
 - Kitchen refrigerator stays with home
- **Dry bar off dining room; wine fridge stays**
- **Second living room/study**
 - Vaulted ceiling and fireplace
 - Built-in cabinetry
 - French doors that lead to outdoor side patio
- **Primary bedroom and bathroom**
 - Extra space for a seating area
 - French doors that lead to outdoor patio
 - Second set of French doors that lead to pool area
 - Soaking tub, glass shower, double sinks, water closet, and large walk in closet
- **Laundry room**
 - Dog washing station
 - Second fridge, washer and dryer stay
- **Upstairs:**
 - 4 bedrooms and 3 full bathrooms
 - Oversized game room with vaulted ceiling and built-in cabinetry

Outdoor & Entertainment Highlights

- **Turfed yard** (2022)
- **Pool resurfaced** (2018)
- **Outdoor deck redone** (2016)
- **Large outdoor covered patio**
- **Upstairs deck/second patio off game room**
- **Built in swing**
- **Circular drive, 3 car garage, and double wide driveway**
- **Automated iron driveway gate**
- **Backs to ravine for Terry Hershey Park**

HOA & Neighborhood Information

- **Yorkshire Civic Association/281-358-3022/www.yorkshiretx.com**
- **HOA Dues:** \$875/year
- **Trash pickup:** Wednesday and Saturday back door pickup
- **Recycle:** Wednesdays at the curb

Insurance

- **Flood Insurance:** Homeowner's current cost is \$1062/year. Declarations page can be provided.

Schools

- **Meadow Wood Elementary**
- **Spring Forest Middle School**
- **Stratford High School**