

## 826 Greenbelt Drive

### Thornwood Subdivision



Nestled beneath mature shade trees in the highly sought-after Thornwood subdivision, this beautifully updated two-story home blends timeless charm with thoughtful modern upgrades in the heart of Houston's desirable West Memorial area and award-winning Spring Branch ISD.

From the moment you arrive, you'll appreciate the home's inviting curb appeal, freshly painted brick exterior, and welcoming setting on a quiet, established street. Inside, rich hardwood flooring, custom hardwood cabinetry, granite countertops, and spacious living areas create a warm and elegant atmosphere designed for both everyday comfort and entertaining.

The updated kitchen features granite countertops, custom cabinetry, pantry storage, and a gas range with double ovens — perfect for hosting family gatherings or preparing weeknight meals with ease. A spacious game room complete with a custom pool table and putting green offers a unique space to relax and entertain.

The private backyard retreat is truly exceptional. Enjoy your own resort-style heated pool and spa, enhanced by a motorized retractable awning, glass bead fire pit, upgraded patio drainage system, and gas connections for outdoor grilling and entertaining year-round.

Additional highlights include:

- Whole-home 22kW Generac backup Generator
- EV-ready Garage with upgraded 220V outlet
- Custom Garage Workbench
- Finished two-car Garage with attic Storage, window A/C, and TV that can be viewed from Pool area

- Installed Heated outdoor 8 person Spa and resurfaced Pool in 2016
- Pool Equipment replaced in 2016
- Pool Accessories including Robotic Cleaner, other Equipment and Supplies stay
- Retractable Awning for pool area
- Driveway replaced in 2016
- Outdoor Glass in ground Fire Pit installed in 2016
- Outdoor Gas Hookup installed for Grill in 2016
- Hardi Plank Siding installed
- Double Paned Windows installed
- Brick painted in 2026
- Upgraded Electrical Panel in 2008 with Surge Protection installed in 2021
- AC replaced around 2018
- Nest Thermostat installed
- Whole-house Aquasana Water Filtration system
- Water Heater replaced in 2016
- Roof replaced in 2012
- Latest Foundation work in 2015 with Lifetime Transferable Warranty
- Fiber Optic AT&T connection
- Sprinkler and Drip Irrigation system
- Custom Solid Wood Cabinetry and Granite in Kitchen with TV for viewing in Kitchen and Breakfast area
- Bosch SilencePlus Dishwasher
- KitchenAid Double Oven Gas Range
- Cavaliere Double Sided Cooktop Vent
- Custom Solid Wood Cabinetry in Dry Bar and Granite with Wine/Beverage Refrigerator
- Solid Wood Flooring throughout first Floor
- Custom Solid Wood Vanities and Granite in Primary and Other Baths
- Double Sinks and Tile Finishes in Primary and Second Bath
- Luxurious Primary Suite with Fully Tiled Walk-In Shower with Dual Shower Heads
- Custom Pool Table in Game Room that converts to Air Hockey/Ping Pong stays along with Balls, Sticks, and Stand
- Putting Green in Game Room

Residents of Thornwood enjoy access to two community pools, a clubhouse, private park, and playground — all surrounded by the neighborhood's signature canopy of mature trees and established beauty.

This is more than a house — it's a home designed for comfort, entertaining, and everyday living in one of West Houston's most beloved neighborhoods.