

12214 MAPLE ROCK RD, HOUSTON, TX 77077

4 BD | 2.5 BA | 2,727 SQ. FT | 9,435 SQ. FT LOT

OFFERED AT

\$499,500



ABOUT THIS PROPERTY

Rare single-story home featuring soaring high ceilings and luxury vinyl plank flooring throughout all living areas — no carpet anywhere. This thoughtfully designed home offers 3 bedrooms, a paneled study, 2.5 bathrooms, and a detached 2-car garage. A gated driveway provides the perfect setup for a car collection or simply added privacy, while the low-maintenance backyard makes for effortless living. Located within walking distance of Terry Hershey Park with convenient access to major highways and nearby retailers including Kroger and H-E-B in the Energy Corridor. Never flooded. Schedule your private tour today.

4

BED



2.5

BATH

2,727
SQ. FT.

9,435
SQ. FT. LOT



ARASH ASGHARIAN

Broker Associate

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Arrive
HOUSTON

1220 Augusta Dr, Unit 300, Houston, TX 77057



VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1** mile.

- GYM
0.5 MI
- CLEANERS
0.5 MI
- PHARMACY
0.5 MI
- ATM
0.5 MI
- GROCERIES
0.6 MI
- MEDICAL
0.6 MI
- GAS
0.9 MI
- MOVIE THEATER
1 MI
- COFFEE
1.1 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **38** private schools and **6** charter schools within **5** miles.

- 7** RATING
EE-5
ASHFORD
ELEMENTARY SCHOOL
ASSIGNED
- 7** RATING
6-8
WEST BRIAR MIDDLE
SCHOOL
ASSIGNED
- 6** RATING
9-12
WESTSIDE HIGH
SCHOOL
ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE
LAKESIDE COUNTRY CLUB
(1.3 MILES)
- PARK
NOTTINGHAM PARK
(1.4 MILES)



NEIGHBORHOOD EATS

This home is located near **141** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN	39	INTERNATIONAL	7
ASIAN	33	MEXICAN	6
FAST FOOD	27	BAKERIES	6
CHINESE	11	SEAFOOD	5
BARBECUE	9	OTHER	10

