

# 8018 Via Bella Drive

## LOCATION OVERVIEW

Mission Bend is one of west Houston's most enduring neighborhoods, offering tree-lined streets, a strong sense of community, and a location that puts you within easy reach of some of the city's best dining and shopping. It strikes a comfortable balance between suburban tranquility and urban accessibility that continues to attract families and professionals alike.

## SCHOOL INFORMATION

MISSION BEND ELEMENTARY SCHOOL  
HODGES BEND MIDDLE SCHOOL  
BUSH HIGH SCHOOL

## YOUR LOCAL COMMUTE

SUGAR LAND TOWN SQUARE  
~10 MIN

CHINATOWN  
~15 MIN

TEXAS MEDICAL CENTER  
~25 MIN

GREENWAY PLAZA  
~25 MIN

HOBBY AIRPORT  
~30 MIN

DOWNTOWN HOUSTON  
~35 MIN

BUSH AIRPORT  
~45 MIN

## NOTABLE FEATURES + UPGRADES

100% BRICK EXTERIOR  
CONSTRUCTION

DOUBLE-PANE WINDOWS  
THROUGHOUT

HIGH CEILINGS

RAISED FOUNDATION – NO  
FLOODING

CORNER LOT

JACK AND JILL BATHROOMS

CHARMING ATTIC ROOM ON  
SECOND FLOOR

BONUS ROOM UNDERNEATH  
THE STAIRS

INTERIOR FRESHLY PAINTED

COMMUNITY POOL AND TENNIS  
COURT DIRECTLY ACROSS THE  
STREET

SAFE, QUIET NEIGHBORHOOD  
WITH FRIENDLY NEIGHBORS

CLOSE TO HIGHWAY 6

ZONED TO HIGHLY REGARDED  
SCHOOL DISTRICTS

CONVENIENT ACCESS TO SUGAR  
LAND FIRST COLONY,  
CHINATOWN, AND  
RICHMOND/ROSENBERG

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