
 3 Beds

 2.5 Baths

 2,684 Sq. Ft

 **1412 Arkley Way,**  
HOUSTON 77055

## INTERIOR FEATURES

- Professionally designed custom closet with built-in organization (\$7,000)
- Custom blackout blinds in the primary bedroom for the ultimate sleep sanctuary (\$3,000)
- Wired WiFi extender for seamless, high-speed connectivity throughout
- Backup battery system for uninterrupted power and peace of mind with Base Power (\$1,500)
- Private ensuite in the secondary bedroom. Perfect for guests or multi-generational living
- Brand new dual-zone AC system installed in 2025 (\$24,000)
- Sleek quartz countertops
- Full suite of Frigidaire appliance
- Brand new dishwasher installed in 2026
- Elegant custom drapes in the main living area, adding warmth and a designer touch
- Modern LED vanity lighting in all full bathrooms for a spa-like ambiance

## EXTERIOR FEATURES

- Full sprinkler system in both the front and backyard
- Covered patio with exterior gas connections, ideal for year-round entertaining
- Lawn care and water included in HOA amenities

## SCHOOLS NEARBY

- Woodview Elementary School (0.5 miles)
- Spring Branch Middle School (1.8 miles)
- Spring Woods High School (2.2 miles)

## NEARBY PLACES & THINGS TO DO

- Costco Wholesale (0.9 miles)
- H-Mart (0.9 miles)
- 99 Ranch Market (1.4 miles)
- Memorial District Park (1.5 miles)
- Memorial City Mall (1.6 miles)
- H-E-B (1.8 miles)
- Taste of Texas (2.5 miles)
- Edith L Moore Nature Sanctuary (3.9 miles)
- Houston Country Club (6.0 miles)

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