

# 10404 Marston Vineyard Drive

The Turnkey Inner-Loop  
Proposition.

A modern synthesis of 2022  
construction, low-maintenance  
living, and immediate access to  
the Texas Medical Center.



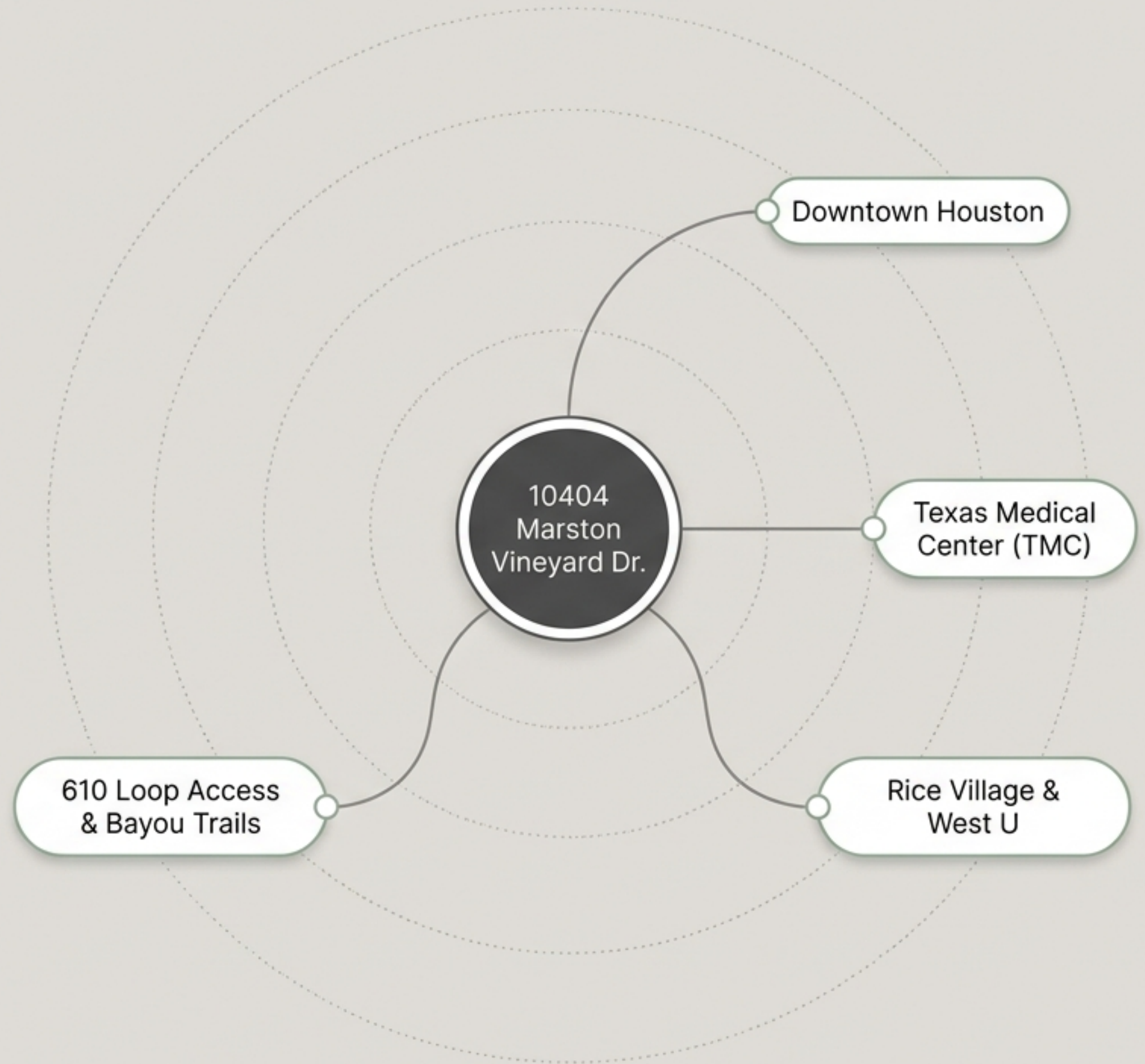
# Inner-Loop Convenience, Without the West U Premium

## The Appeal

Ideal for Medical Center professionals and relocations.

## The Environment

Enjoy community green space, park activities, and neighborhood bayou trails.



# The Property Dossier.

## PRICE

**\$409,000**

(\$201/Sqft)

MLS # 53980879

## SCALE

\$2,034 Interior Sqft, 2,063 Lot Sqft

## LAYOUT

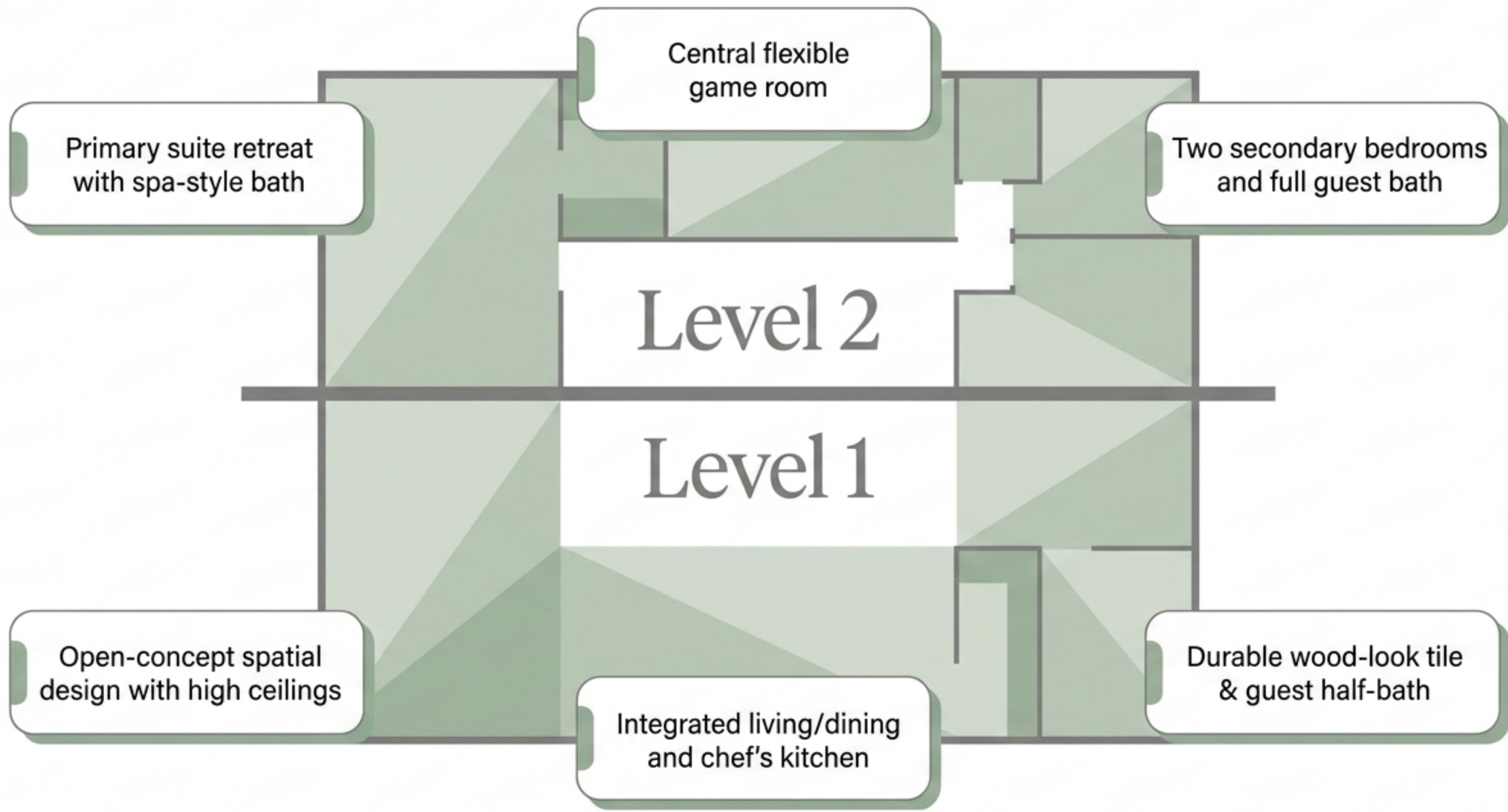
3 Bedrooms, 2 Full Baths, 1 Half Bath | 2-Story

## CONSTRUCTION

Built 2022, Pulte Homes | Slab Foundation | Cement Board

## ZONING

Avondale/Main Sec 1, Houston ISD (Shearn, Pershing, Madison)





# Effortless First-Floor Entertaining.



## Volume

High ceilings enhancing spatial scale.



## Light

Abundant natural light throughout.



## Durability

Continuous, low-maintenance wood-look tile.



## Integration

Seamless open-concept flow from the kitchen to the family room.



## The Chef's Kitchen.

### Surfaces

Expansive Quartz Island with sink.

### Appliances

Stainless steel package, built-in convection microwave & electric oven.

### Capability

5-Burner Gas Cooktop with sleek ventilation hood.

### Storage

Custom cabinetry and dedicated walk-in pantry.

# The Primary Retreat.

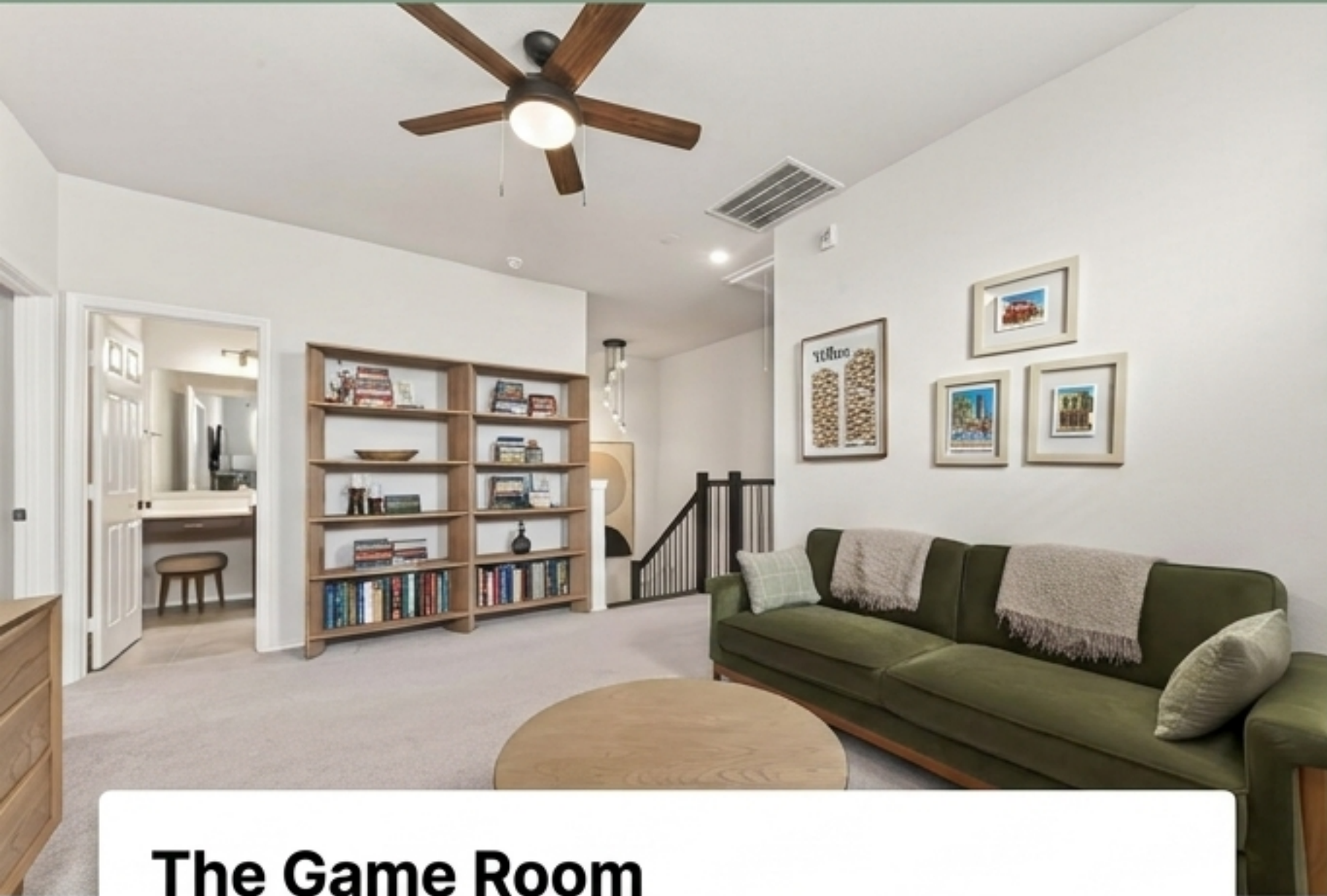
**Design:**  
Elegant tray ceiling architecture.

**Storage:**  
Generous walk-in closet.

**The Spa Bath:**  
Dual quartz vanities, high-end fixtures, and a frameless glass-enclosed walk-in shower with pebble-tile floor accents.

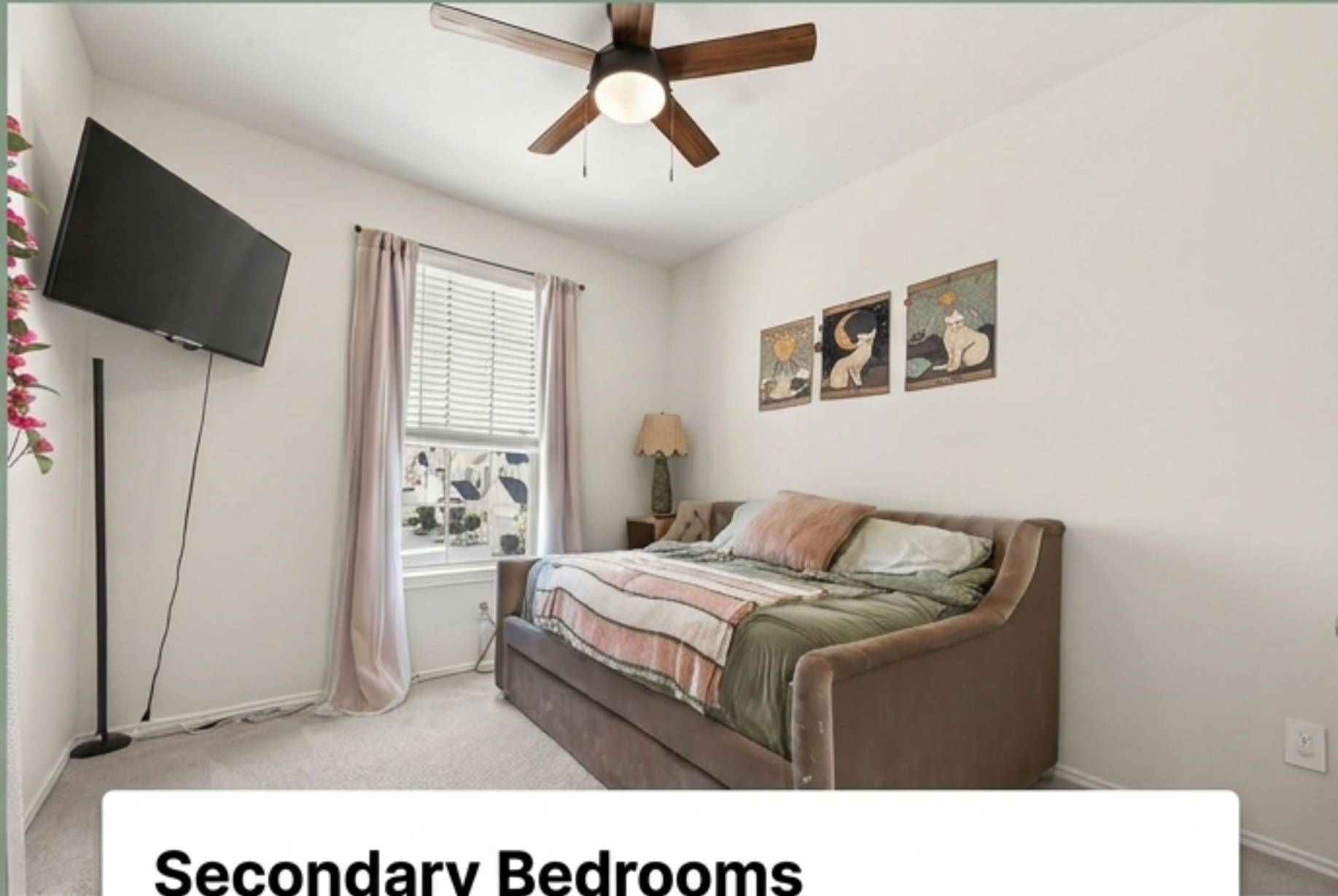


# Adaptive Second-Story Spaces



## The Game Room

A central upstairs flexible space, ideal for a media lounge, secondary living area, or open study.



## Secondary Bedrooms

Two additional bedrooms with ample closet space, perfectly scaled for a private home office, nursery, or out-of-town guests.

# The Low-Maintenance Promise.



## 2022 Construction

Modern building standards, eliminating the deferred maintenance of older inner-loop homes.



## Pristine Disclosure

Clean 7-page TXR-1406 Seller's Disclosure.



## No Flood Zone

Located in FEMA Zone X (unshaded/minimal risk).



## Turnkey Exterior

Cement board siding, fully fenced private backyard with a covered patio, and automated sprinkler system.

# Total Cost of Ownership Dashboard

## Acquisition

**\$415,000**

List Price | Conventional,  
FHA, VA, Cash accepted.

## Taxes

**2.09%**

Blended Tax Rate (Est.  
\$8,706/year for 2025).

## Estimated Monthly

**~\$3,195**

Assuming 20% down,  
6.01% rate, incl. taxes/ins.

**The HOA Value Breakdown** \$200/month (\$2,400 annually)

What's Covered:

Front lawn care

Water utility

Waste removal

# The Inner-Loop Reality Check.

## Traditional Inner-Loop (West U / Bellaire)

Premium pricing (\$700k+)

Older construction (1950s-1990s)

High ongoing maintenance costs

Individual utility and lawn care burdens

## The Marston Vineyard Reality (10404)

Accessible pricing (\$415k)

Pristine 2022 Pulte Homes construction

Energy-efficient, warranty-backed  
modern systems

HOA-managed water, trash, and  
front-lawn care

Maximum lifestyle accessibility with zero weekend maintenance.

# Secure Your Tour.

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## Melanie Dubendorff

Lead of MAD Properties Group

Keller Williams Signature

**Direct: 832-657-3805**

Property is active on market (MLS# 57492853).  
Contact to review the full TXR-1406 Seller's  
Disclosure or schedule a private walkthrough.