

UPGRADES & FEATURES

1011 Hamblen Road #306, Houston, Texas

77339-4065 Harris County

2 Beds | 2.5 Baths | 1,320 sqft



WHAT YOU'LL LOVE

Home & Property

- Open living/dining with fireplace
- High ceilings
- Granite counters, stainless appliances, walk-in pantry, breakfast bar
- 2 primary suites, each en-suite with walk-in closet
- Half bath for guests
- Tile and marble en-suite bathrooms
- 2nd-floor laundry
- LED lighting, ceiling fans throughout
- Washer, dryer, and refrigerator are included in the sale
- Assigned 2-car carport + additional parking

Area

- Located in Fairway Forest
- Dog park within walking distance
- Restaurant, bar, and convenience store within walking distance
- Easy access to Hwy 59
- Zoned to Humble ISD

PROPERTY CONDITION

- Built 1982
- HVAC: Replaced (2023); inspected and serviced (June-July 2026), in good condition
- Roof: HOA-maintained (covers exterior repairs including roof)
- Water Heater: Located in attic; inspected and serviced in June-July 2026; did not require replacement
- Electrical system inspected (June-July 2026).

UPGRADES

- Plumbing upgraded from galvanized piping to copper (2026, during bathtub replacement)
- Both bathtubs replaced (2026)
- Most electrical outlets, switches, and light fixtures replaced by a licensed contractor (June-July 2026).
- All kitchen appliances were inspected and serviced (June-July 2026).
- Hood vent, refrigerator, dishwasher, sink, and faucet replaced (2026).

Note: Major home systems including HVAC, plumbing, electrical, and kitchen appliances were inspected and serviced in June-July 2026. Only items found to be defective were replaced.