REMAX Universal

Property Highlights:

14422 Andrews Ridge Lane

Humble, TX 77396

MATTHEW GUZMAN TEAM

Fall Creek Living

Located on a cul-de-sac in the master-planned community of Fall Creek, this home pairs a neighborhood setting with access to recreation, schools, and major Houston travel routes.

🌳 **Subdivision & Community Amenities** 🌳.

- Fall Creek subdivision - an established master-planned community.
- Master-planned golf community neighboring the Golf Club of Houston.
- The water area- located at 7930 Fall Creek Bend Drive, behind the clubhouse.
- The Enclave pool: Family pool with water slides, splash pad, junior Olympic competition pool, and cabanas (Located at: 3600 Mesa Road)
- Clubhouse/Party Room and fitness center (Located at 7930 Fall Creek Bend Drive)
- Tennis courts
- Pickleball courts
- Basketball courts
- Picnic areas
- Stocked ponds
- Jogging and walking paths and trails
- Playgrounds
- Lake Point Park
- The Enclave Butterfly Garden

🎓 **Schools | Humble ISD** 🎓

- Fall Creek Elementary School - located within the community at 14435 Mesa Drive - approximately 0.8 miles (3 minutes)
- Woodcreek Middle School - located at 14600 Woodson Park Drive - approximately 6.4 miles (13 minutes)
- Summer Creek High School - located at 14000 Weckford Boulevard - approximately 6.1 miles (12 minutes

📍 Conveniently Located Near 📍

🚗 **Major Roadways** 🚗.

- Convenient access to Mesa Drive and Beltway 8 / Sam Houston Tollway.
- Connections to US-59 / I-69 for travel toward Humble and Downtown Houston.
- IAH Terminal C - approximately 8.8 miles (17 minutes). Other terminals may vary.
- Discovery Green / Downtown Houston - approximately 17.3 miles (30 minutes).

🛒 **Everyday Shopping** 🛒

- Walmart Supercenter - 9235 N Sam Houston Parkway East; approximately 2.8 miles (8 minutes).
- Kroger Marketplace - 14221 East Sam Houston Parkway North; approximately 6.1 miles (13 minutes).
- Target Humble - 20777 US-59 North; approximately 9.3 miles (17 minutes).
- Summerwood Market H-E-B - 12680 West Lake Houston Parkway; approximately 6.2 miles (13 minutes).
- Deerbrook Mall - 20131 Highway 59 North; approximately 8.0 miles (17 minutes).
- Fall Creek and Beltway 8 commercial areas offer additional restaurants and everyday services

🍽️ **Dining | Local Restaurants** 🍽️

- Los Cucos Mexican Cafe, Fall Creek - 9520 N Sam Houston Parkway East; approximately 2.7 miles (8 minutes). Mexican dining.
- Italiano's Restaurant - 217 FM 1960 Bypass Road East; approximately 8.1 miles (20 minutes). Italian dining, pizza, and pasta

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🍔 **Fast Food & Casual Dining** 🥙

- Chick-fil-A, Wilson/Beltway 8 - 9525 N Sam Houston Parkway East; approximately 2.8 miles (8 minutes).
- Whataburger - 4831 Wilson Road; approximately 2.7 miles (8 minutes). Burgers and fast food.
- Panda Express - 9433 N Sam Houston Parkway East; approximately 2.7 miles (8 minutes). American-Chinese fast casual dining.
- Chipotle Mexican Grill - 14309 East Sam Houston Parkway North; approximately 5.7 miles (15minutes). Burritos, bowls, and tacos.

📸 **Entertainment** 📽️

- Deerbrook Mall - 20131 Highway 59 North; approximately 8.0 miles (17 minutes). Shopping and dining options.
- Toyota Center - 1510 Polk Street; approximately 17.5 miles (29 minutes). Basketball, concerts, and events.
- Daikin Park - approximately 17.1 miles (27 minutes). Downtown baseball and events.

✈️ **Travel & Employment Centers** ✈️

- Downtown Houston / Discovery Green - 1500 McKinney Street; approximately 17.3 miles (30 minutes).
- George Bush Intercontinental Airport, Terminal C - approximately 8.8 miles (17 minutes); airport employment and business travel.
- Memorial Hermann Northeast Hospital employment campus - approximately 8.3 miles (17 minutes).
- HCA Houston Healthcare Kingwood hospital campus - approximately 11.4 miles (18 minutes).
- Downtown offices and business destinations are accessible via I-69; mileage varies by the exact office address.

🌳 **Nearby Parks & Outdoor Recreation** 🌳

- Golf Club of Houston - 5860 Wilson Road; approximately 2.4 miles (7 minutes). **Golf fees and membership arrangements are separate.**
- Fall Creek Sports Complex - 9810 Wyatt Shores Drive; approximately 3.0 miles (9 minutes). The 65-acre park has two Little League fields, two soccer fields, two sand volleyball courts, and two dog parks.
- Enclave Park & Butterfly Garden - 3600 Mesa Drive; approximately 0.5 miles (2 minutes) to the amenity complex.
- The Park at Fall Creek - approximately 1.2 miles (4 minutes) to the clubhouse/park complex.
- Sports complex features covered pavilions, picnic areas, playgrounds, ping pong, and chess tables.
- Nature-preserve trail along Garners Bayou offers birdwatching stations and butterfly habitat.
- The sports complex is operated by HCWCID No. 96; **facility rentals require separate reservations.**

🏥 **Hospital, Clinics & Urgent Care** 🏥

- Memorial Hermann Summer Creek - 14201 East Sam Houston Parkway North; approximately 5.9 miles (11 minutes).
- At the same Summer Creek campus: Memorial Hermann Medical Group Summer Creek Primary Care and imaging services; approximately 5.9 miles to the campus.
- Memorial Hermann Northeast Hospital - 18951 North Memorial Drive, Humble; approximately 8.3 miles (17 minutes). Full-service hospital with a 24-hour emergency center.
- HCA Houston Healthcare Kingwood - 22999 US-59 North; approximately 11.4 miles (18 minutes). Full-service hospital and emergency care.
- AFC Urgent Care Humble - 9455 N Sam Houston Parkway East, Suite 700; approximately 2.7 miles (8 minutes). Walk-in urgent care.

📍 All mileage is approximate, based on Google Maps. Times reflect conditions when checked and vary with traffic. *Selected route includes tolls. Amenity access is subject to association rules, badges, reservations, operating schedules, and applicable fees. Buyers should independently verify schools, school zoning, locations, travel times, HOA amenities, services, and availability of nearby services, services availability, locations, and travel routes. No drive times are guaranteed. 📍