

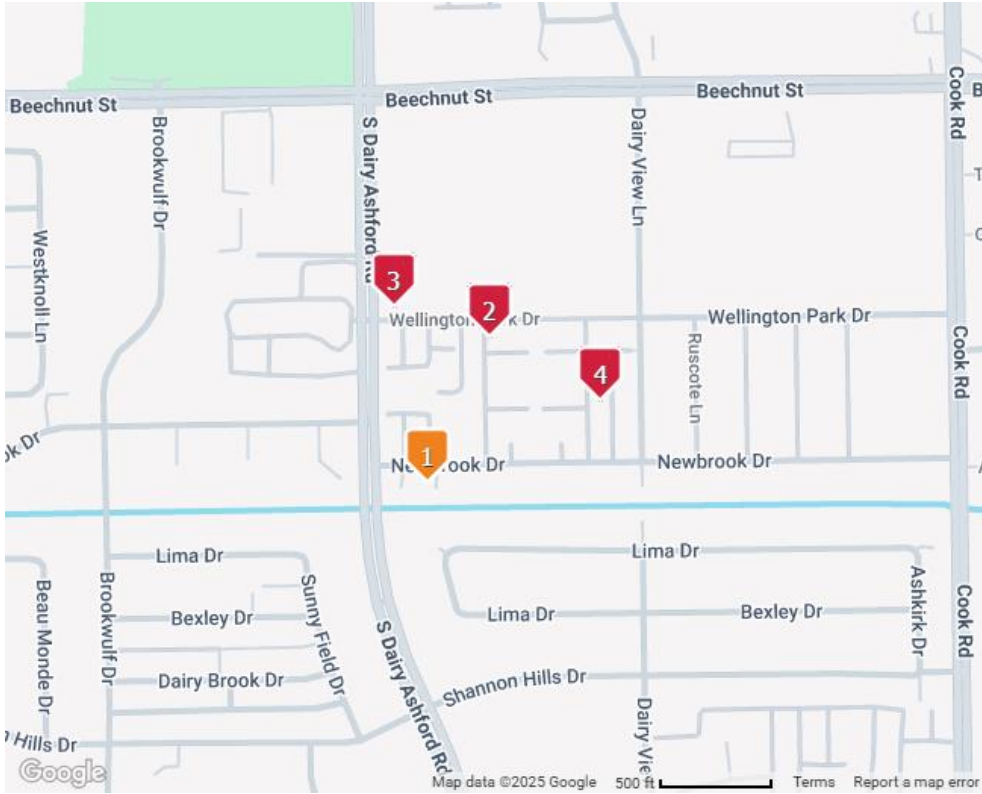


Rachael Obella

[rachael@blueberrieproperties.com](mailto:rachael@blueberrieproperties.com)

Ph: 8325857588

Blueberrie Properties



#	MLS#	Street Address	Status	Orig Price	Price	Prc \$/SqFt	Hse SqFt	Lot SqFt	Adj \$/SqFt	Bds/Bths	Yr Blt	DOM
1	64286328	12619 Newbrook Drive	PEND	\$167,000	\$163,000	\$142.61	1,143	1,037	\$142.61	2/1	1977	35
2	60787464	12567 Wellington Park Drive	UNCL	\$169,500	\$150,000	\$120.77	1,242	2,232	\$120.77	2/2	1977	43
3	34998898	8499 S Dairy Ashford Road	CLOS	\$162,000	\$162,000	\$128.16	1,264	1,540	\$127.73	3/2	1977	7
4	13357425	12520 Newbrook Drive	CLOS	\$174,900	\$165,000	\$119.39	1,382	1,874	\$116.50	3/2	1977	22

Rachael Obella | Blueberrie Properties | [rachael@blueberrieproperties.com](mailto:rachael@blueberrieproperties.com) | Ph: 8325857588



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Blueberry Properties



Comparative Market Analysis

Prepared By: Rachael Obella

Listings as of 07/01/25 at 9:48 am

Status is 'Sold' 07/01/2025 to 07/01/2024    Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending'    Property Type is 'Townhouse/Condo'    Building SqFt is 1800 or less    Year Built is 1987 or less    Subdivision is like '\*Wellington Park\*'

Townhouse/Condo

Pending Properties

MLS #	Address	Subdivision	Cnd	BR	FB	HB	# Gar	#CP	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
64286328	12619 Newbrook Drive	Wellington Park T/H	No	2	1	1	2		1,143	1977	1,037	\$163,000	\$142.61	35
# LISTINGS:		1	Medians:		2	1	1	2	1,143	1977	1,037	\$163,000	\$142.61	35
			Minimums:		2	1	1	2	1,143	1977	1,037	\$163,000	\$142.61	35
			Maximums:		2	1	1	2	1,143	1977	1,037	\$163,000	\$142.61	35
			Averages:		2	1	1	2	1,143	1977	1,037	\$163,000	\$142.61	35

Sold Properties

MLS #	Address	Subdivision	Cnd	BR	FB	HB	# Gar	#CP	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP%LP
60787464	12567 Wellington Park Drive #151	Wellington Park T/H	No	2	2	0	2		1,242	1977	2,232	\$169,500	\$136.47	43	01/15/25	\$150,000	\$120.77	88.50
34998898	8499 S Dairy Ashford Road	Wellington Park T/H	No	3	2	0	2		1,264	1977	1,540	\$162,000	\$128.16	*63	10/21/24	\$162,000	\$128.16	100.00
13357425	12520 Newbrook Drive	Wellington Park Th	No	3	2	1	2		1,382	1977	1,874	\$174,900	\$126.56	22	11/18/24	\$165,000	\$119.39	94.34
# LISTINGS:		3	Medians:		3	2	0	2	1,264	1977	1,874	\$169,500	\$128.16	43		\$162,000	\$120.77	94.34
			Minimums:		2	2	0	2	1,242	1977	1,540	\$162,000	\$126.56	22		\$150,000	\$119.39	88.50
			Maximums:		3	2	1	2	1,382	1977	2,232	\$174,900	\$136.47	63		\$165,000	\$128.16	100.00
			Averages:		3	2	0	2	1,296	1977	1,882	\$168,800	\$130.40	43		\$159,000	\$122.77	94.28

Quick Statistics ( 4 Listings Total )				
	Min	Max	Average	Median
List Price	\$162,000	\$174,900	\$167,350	\$166,250
Sold Price	\$150,000	\$165,000	\$159,000	\$162,000
Adj. Sold Price	\$150,000	\$161,450	\$157,483	\$161,000
LP/SF	\$126.56	\$142.61	\$133.45	\$132.32
SP/SF	\$119.39	\$128.16	\$122.77	\$120.77
Adj. SP/SqFt	\$116.50	\$127.73	\$121.67	\$120.77

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.



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Blueberry Properties

Listing



**Townhouse/Condo**

**Pending**

ML#: **64286328**  
 Address: **[12619 Newbrook Drive](#)**  
 Area: **28**  
 Tax Acc #: **[105-461-055-0013](#)**  
 City/Location: **Houston**  
 County: **Harris**  
 Market Area: **Alief**  
 Subdivision: **Wellington Park T/H**  
 SqFt: **1,143 / Appr Dist**  
 Lot Size: **1,037 / Appr Dist**  
 Legal Desc: **UNIT 543 BLDG 54**  
**WELLINGTON PARK T/H**

List Price: **\$163,000** ↓  
 Orig Price: **\$167,000**  
 LP/SF: **\$142.61**  
 DOM: **35**  
 Zip Code: **77072-3973**  
 Bedrooms: **2/**  
 Baths F/H: **1/1**  
 Section #: **0**  
 Year Built: **1977 / Appr Dist**  
 Lease Also: **No**

Directions: **From beltway exit toward dairy ashford, turn left onto W Houston Center Blvd , Turn right onto Alief Clodine road. Turn left onto cook road. Turn right onto Newbrook road.**

**Listing Office Information**

List Agent: **[vinhpxngo/Vinh P. Ngo](#)**   
 Agent Cell: **346-344-3333**  
 Agent Phone: **346-344-3333**  
 Address: **7941 Katy Fwy #787, Houston TX 77024**  
 List Agent Web:  
 Agent Email: **[vinh.ngo@vivihomes.net](mailto:vinh.ngo@vivihomes.net)**  
 Co-List Agent: **[NGANTRINH/Ngan Trinh](#)**   
 Licensed Supervisor:

List Broker: **[JTRN01/5th Stream Realty](#)**   
**[Request an Appointment](#)**  
 Appt #: **713-930-0427 / ShowingSmart Call Center (HAR)**  
 Office Phone: **214-868-0707**  
 Fax #:  
 Co-Agent  
 Phone: **832-800-7789** **[ngantrinh0330@gmail.com](mailto:ngantrinh0330@gmail.com)**  
 Office Web:



**School Information**

School District: **[2 - Alief](#)**  
 Middle: **[HOLUB MIDDLE SCHOOL](#)**  
 2nd Middle: **[YOUNGBLOOD INTERMEDIATE SCHOOL](#)**

Elem: **[ALEXANDER ELEMENTARY SCHOOL \(ALIEF\)](#)**  
 High: **[AISD DRAW](#)**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

**Description Information**

Style: <b>Traditional</b>	# Stories: <b>2</b>	Bedrooms: <b>2/</b>
Type: <b>Townhouse</b>	# Bldg Stories: <b>2</b>	Baths F/H: <b>1/1</b>
New Constr.: <b>No</b>	Access:	Builder Nm:
Frt. Door Faces:	Efficiency:	Appx Comp:
Balcony Faces:	Unit Level: <b>Level 1</b>	Lot Dim:
TREC Contract:	Pets Allowed:	Key Map: <b>528R</b>
Garage: <b>2/Attached Garage</b>	Carport:	Parking:

Showing **Accompany, Appointment Required, Lockbox Front**

Instruct:

Agent Remarks:

**Proof of funds or a pre-approval letter is required for all offers. Please send the offer to [vinh.ngo.realtor@gmail.com](mailto:vinh.ngo.realtor@gmail.com) and cc. [vivian.nguyen@vivihomes.net](mailto:vivian.nguyen@vivihomes.net). Earnest money minimum 1% and OP no more than 7 days for \$200. Please verify all room measurements and HAR's information on your own. The lock box is at the front door. Please schedule a showing to get the code. Please turn off all lights and lock the door when you are done. Please return the key to the lockbox and provide feedback after showing it. Thank you**

Physical Property Description:

**Charming 2 bedroom Townhome with front gate privacy. Granite countertops in kitchen and bathrooms with stainless steel appliances. Freshly painted and brand new wood floor on staircase and upstairs. Wood and tile flooring throughout the home. Home is located right next to Bellaire! Easy access to Beltway 8, 59, Westpark tollway, 25 minutes to Downtown/Medical Center, 5 minutes to My Hoa Food Market and Asian restaurants. NEW ROOF and WATER HEATER. Please act fast this house won't last long!**

**Rooms Information**



**Rachael Obella**

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<u>Room</u>	<u>Dimensions</u>	<u>Location</u>
<b>Primary Bedroom</b>	<b>15X13</b>	<b>2nd</b>
<b>Utility</b>	<b>10X10</b>	<b>1st</b>
<b>Game Room</b>	<b>14X12</b>	<b>2nd</b>

<u>Room</u>	<u>Dimensions</u>	<u>Location</u>
<b>Living Room</b>	<b>18X15</b>	<b>1st</b>
<b>Bedroom</b>	<b>13X12</b>	<b>2nd</b>

Bathroom Desc:

Bedroom Desc:

Room Desc:

Kitchen Desc:

#### Interior, Exterior, Utilities and Additional Information

Wash/Dry Conn:	Dishwasher:	<b>Yes</b>	Compactor:	<b>No</b>	Disposal:	<b>Yes</b>
Fireplace:			Utility Dist:		Microwave:	<b>Yes</b>
Appliances:	<b>Dryer Included, Refrigerator, Washer Included</b>		Range:	<b>Electric Cooktop, Electric Range</b>	Sep Ice Mkr:	<b>No</b>
Oven:	<b>Electric Oven</b>		Flooring:	<b>Brick, Wood Slab</b>		
Energy:			Foundation:			
Green/Energy Cert:			Countertops:			
Roof:	<b>Composition</b>		Prvt Pool:	<b>No</b>		
Interior:			Area Pool:	<b>Yes</b>		
Exterior Constr:	<b>Brick, Wood</b>		Unit Loc:			
Exterior:			Cool:	<b>Central Electric</b>		
Laundry Loc:	<b>Utility Rm in House</b>		Water/Sewer:	<b>Public Sewer, Public Water</b>		
Waterfront Feat:			Disclosures:	<b>Sellers Disclosure</b>		
Heat:	<b>Central Gas</b>		Exclusions:			
St Surf:			City/ETJ:	<b>HOUSTON</b>		
55+ Community:	<b>No</b>		PID:			
Sub Lake	<b>No</b>					
Access:						
HOA Amenities:						
Accessibility:						
MgmtCo./HOA Name:	<b>Yes / Terrace Management / 281-568-4614</b>		List Type:	<b>Exclusive Right to Sell/Lease</b>		
List Date:	<b>05/02/2025</b>	Expire Date:	T/Date:			

#### Financial Information

Finance Cnsdr:	<b>Cash Sale, Conventional, FHA, Investor, VA</b>				
Seller May Contribute to Buyer Expenses Up To:					
Ownership Type:	<b>Full Ownership Own Occ Rate:</b>				
Maint. Fee:	<b>Yes / \$232 / Monthly</b>				
Other Mand Fee:	<b>No</b>				
Taxes w/o Exemptions:	<b>\$3,531/2024</b>				
Loss Mitigation:		Auction:	Vac Rental:	<b>Not Allowed</b>	
Affordable Housing Desc:	<b>No</b>		Maint Includes:	<b>Insurance, Trash Removal</b>	
			Exemptions:	<b>Homestead,,,,,,,,,,,,,</b>	
			Tax Rate:	<b>2.3717</b>	
			Online Bidding:		

#### Pending Information

Pending Date:	06/06/2025	Est Close Dt:	07/31/2025	OPT End:	Sell Agt Rep Buyer:	Yes
Sell Agent:	Jingjing Wang (samwang)			Sell Broker:	KingFay Inc (FEIJ01)	
TREC #:						
Sell Team Name:						

Prepared By: Rachael Obella

Data Not Verified/Guaranteed by MLS  
Obtain Signed HAR Broker Notice to Buyer Form

Date: 07/01/2025 9:47 AM

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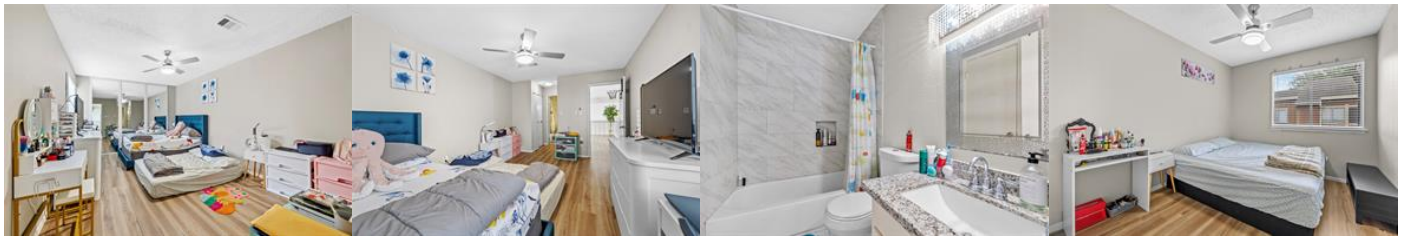
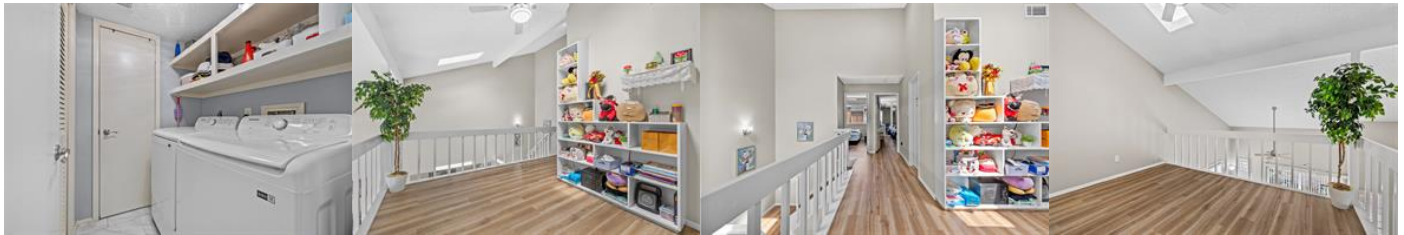


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Blueberry Properties





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Blueberry Properties

Listing



**Townhouse/Condo**

**Sold**

ML#: **60787464**

Address: **12567 Wellington Park Drive  
Unit#151**

Area: **28**

Tax Acc #: **105-461-015-0001**

City/Location: **Houston**

County: **Harris**

Market Area: **Alief**

Subdivision: **Wellington Park T/H**

SqFt: **1,242 / Appr Dist**

Lot Size: **2,232 / Appr Dist**

Legal Desc: **UNIT 151 BLDG 15  
WELLINGTON PARK T/H**

List Price: **\$169,500**

Orig Price: **\$169,500**

LP/SF: **\$136.47**

DOM: **43**

Zip Code: **77072**

Bedrooms: **2/2**

Baths F/H: **2/0**

Section #: **0**

Year Built: **1977 / Appr Dist**

Lease Also: **No**

Directions: **From Sam Houston Tollway S, turn left onto Beechnut St. Turn left onto Dairy View Lane, turn left at the first cross street onto Wellington Park Dr. Destination is on your right**

**Listing Office Information**

List Agent: [hoarealty/Hoa T. Pham](mailto:hoarealty/Hoa T. Pham)

Agent Phone: **832-367-3531**

Address: **12011 High Star Dr, Houston TX 77072**

List Agent Web:

Agent Email: [hoaweb@yahoo.com](mailto:hoaweb@yahoo.com)

Licensed Supervisor:

List Broker: [JOVU01/Lone Star Realty](mailto:JOVU01/Lone Star Realty)

Appt #:

Office Phone: **713-930-0427 / ShowingSmart Call Center (HAR)**

Office Phone: **832-877-6946**

Fax #:

Office Web:



**School Information**

School District: **2 - Alief**

Middle: **HOLUB MIDDLE SCHOOL**

2nd Middle: **YOUNGBLOOD INTERMEDIATE SCHOOL**

Elem: **ALEXANDER ELEMENTARY SCHOOL (ALIEF)**

High: **AISS DRAW**

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**Description Information**

Style: **Traditional**

Type: **Townhouse**

New Constr.: **No**

Frt. Door Faces: **Loft:**

Balcony Faces:

TREC Contract: **One to Four Family Residential**

Garage: **2/Attached Garage**

Showing: **Appointment Required, Lockbox Front**

Instruct:

Agent Remarks:

**The house is for sale due to a need to relocate. The house is currently occupied, and since the owner has young children, please schedule showings 24 hours in advance. Thank you for showing. Earnest money should be 1% of the sale price. The option fee requested is \$35.00 per day, for a maximum of 7 days. Schools and room dimensions should be verified independently. Please contact me for the preferred title company. Please use email for offers: hoaweb@yahoo.com. The owner has a survey. If the buyers need a new one, please order if necessary.**

Physical Property Description:

**MOTIVATED SELLER! Updated 2-bedroom, 2-bath townhome with a 2-car garage on a peaceful corner lot. Enjoy a bright living space with a cozy fireplace, high ceilings, and a modern breakfast bar. Bathrooms feature stylish tile showers, and the primary bedroom includes a charming window seat. Two private patios, surrounded by mature trees and lush greenery, add extra charm. This prime location is close to everything you need and love. Don't let this gem slip away—schedule your visit today!**

**Rooms Information**

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	14 x 11	1st	Bedroom	10 x 9	1st
Living Room	23 x 12	1st	Breakfast	12 x 10	1st

Bathroom Desc: **Primary Bath: Tub/Shower Combo, Secondary Bath(s): Tub/Shower Combo**

Bedroom Desc: **2 Bedrooms Down, All Bedrooms Down**

Room Desc: **Breakfast Room, Family Room, Living/Dining Combo, Utility Room in House**





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Kitchen Desc: **Breakfast Bar**

Interior, Exterior, Utilities and Additional Information						
Wash/Dry Conn:	Dishwasher:	Yes	Compactor:	No	Disposal:	Yes
Fireplace:	1/Freestanding		Utility Dist:		Microwave:	No
Appliances:	Electric Dryer Connection, Gas Dryer Connections		Range:	Electric Cooktop	Sep Ice Mkr:	No
Oven:	Double Oven, Electric Oven		Flooring:	Vinyl Plank		
Energy:			Foundation:	Slab		
Green/Energy Cert:			Countertops:			
Roof:	Composition		Prvt Pool:	No		
Interior:	Dry Bar, Fire/Smoke Alarm, High Ceiling		Area Pool:	No		
Exterior Constr:	Brick, Wood		Unit Loc:			
Exterior:	Patio/Deck		Cool:	Central Electric		
Laundry Loc:			Water/Sewer:	Public Sewer, Public Water, Water District		
Waterfront Feat:			Disclosures:	Sellers Disclosure		
Heat:	Central Electric		Exclusions:			
St Surf:			City/ETJ:	HOUSTON		
55+ Community:	No		PID:			
Sub Lake						
Access:						
HOA Amenities:						
Accessibility:						
MgmtCo./HOA Name:	Yes / MASC Austin Properties, Inc / 713-776-1771		List Type:	Exclusive Right to Sell/Lease		
List Date:	10/28/2024	Expire Date:	T/Date:			

Financial Information	
Finance Cnsdr:	<b>Cash Sale, Conventional, FHA, Investor</b>
Seller May Contribute to Buyer Expenses Up To:	
Ownership Type:	<b>Full Ownership</b> Own Occ Rate:
Maint. Fee:	<b>Yes / \$212 / Monthly</b>
Other Mand Fee:	<b>Yes/150/Insurance</b>
Taxes w/o Exemptions:	<b>\$3,438/2023</b>
Loss Mitigation:	Auction:
Affordable Housing Desc:	<b>No</b>
Vac Rental:	
Maint Includes:	<b>Exterior Building, Grounds, Trash Removal</b>
Exemptions:	
Tax Rate:	<b>2.2332</b>
Online Bidding:	

Pending Information				
Pending Date:	12/10/2024	Est Close Dt:	OPT End:	Sell Agt Rep Buyer:
Sell Agent:	<a href="#">Hoa Pham (hoarealty)</a>		Sell Broker:	<a href="#">Lone Star Realty (JOVU01)</a>
TREC #:				
Sell Team				
Name:				
				Intermediary

Sold Information							
Sale Price:	\$150,000	SP\$/SF:	\$120.77	Close Date:	01/15/2025	CoOp:	No
Adj Sale Price:	\$150,000	Adj SP\$/SF:	\$120.77	Days to Close:	36	Terms:	
Seller Contribution:	\$0	Repairs Paid:	\$0	SP/LP #:	0.88	Title Pd By:	Seller

Prepared By: Rachael Obella

Data Not Verified/Guaranteed by MLS  
Obtain Signed HAR Broker Notice to Buyer Form

Date: 07/01/2025 9:48 AM

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Blueberry Properties







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Blueberry Properties

Listing



**Townhouse/Condo** Sold

ML#: **34998898**  
 Address: **8499 S Dairy Ashford Road**  
 Area: **28**  
 Tax Acc #: **105-461-040-0003**  
 City/Location: **Houston**  
 County: **Harris**  
 Market Area: **Alief**  
 Subdivision: **Wellington Park T/H**  
 SqFt: **1,264 / Appr Dist**  
 Lot Size: **1,540 / Appr Dist**  
 Legal Desc: **UNIT 363 BLDG 36**  
**WELLINGTON PARK T/H**

List Price: **\$162,000**  
 Orig Price: **\$162,000**  
 LP/SF: **\$128.16**  
 DOM: **7 / 63**  
 Zip Code: **77072-3807**  
 Bedrooms: **3/**  
 Baths F/H: **2/0**  
 Section #: **0**  
 Year Built: **1977 / Appr Dist**  
 Lease Also: **No**

Directions: **From Westpark Tollway, go S on Dairy Ashford, pass Beechnut and take first left onto Wellington Park Dr. The townhome is the first one on the corner of Dairy Ashford and Wellington Park Dr. Plenty of street parking**

**Listing Office Information**

List Agent: [tnga/Thuynga Nguyen](#)   
 Agent Phone: **713-922-7949**  
 Address: **10925 Beechnut Street #104, Houston TX 77072**  
 List Agent Web:  
 Agent Email: [nancy.nguyen@alpharealtors.net](mailto:nancy.nguyen@alpharealtors.net)  
 Licensed Supervisor:

List Broker: **ALPH01/Alpha, REALTORS**  
 Appt #: **713-922-7949 / Text Agent**  
 Office Phone: **281-933-6999**  
 Fax #:  
 Office Web:



**School Information**

School District: **2 - Alief**  
 Middle: **HOLUB MIDDLE SCHOOL**  
 2nd Middle: **YOUNGBLOOD INTERMEDIATE SCHOOL**

Elem: **ALEXANDER ELEMENTARY SCHOOL (ALIEF)**  
 High: **AISS DRAW**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

**Description Information**

Style: <b>Traditional</b>	# Stories: <b>2</b>	Bedrooms: <b>3/</b>
Type: <b>Townhouse</b>	# Bldg Stories: <b>2</b>	Baths F/H: <b>2/0</b>
New Constr.: <b>No</b>	Access:	Builder Nm:
Frt. Door Faces:	Efficiency:	Appx Comp:
Balcony Faces:	Unit Level: <b>Levels 1 and 2</b>	Lot Dim:
TREC Contract: <b>One to Four Family Residential</b>	Pets Allowed:	Key Map: <b>528R</b>
Garage: <b>2/Attached Garage</b>	Carport:	Parking:
Showing: <b>Appointment Required, Lockbox Front, Supra Keybox, Vacant/Unoccupied</b>		
Instruct:		

Agent Remarks:

**Thank you for showing. For more information, please contact Nancy 713-922-7949. Please submit all contract to [nancy.nguyen@alpharealtors.net](mailto:nancy.nguyen@alpharealtors.net). Attach pre-approval or proof of funds with all offers. Buyer/buyer's agent should independently verify all information provided (schools, dimensions, taxes, etc). Seller relates to the agent.**

Physical Property Description:

**Back on market. Buyer decided to wait until next year due to the interest. Located in the heart of Southwest Houston, this spacious corner unit (only one adjacent neighbor) NEW granite countertops in kitchen, NEW bathroom tile & tub surrounds, fresh paint, NEW carpet, New Stove, New Toilet. Two-story high ceilings w/ 3 bedrooms & a small flex area upstairs overlooking the entry/dining areas. Kitchen w/breakfast bar overlooks dining & family room. Downstairs also features the primary bedroom & full bath. The private front & side patios are fully fenced with pavers leading to 2-car garage. With new houses across the street & easy access to Beltway 8, Westpark Tollway, Hwy 6 & US 59. It's very close to Asian market & Restaurant. Never Flooded.**

**Rooms Information**

Room	Dimensions	Location	Room	Dimensions	Location
Bedroom	14 x 11	1st	Bedroom	12 x 11	2nd
Bedroom	12 x 9	2nd	Bath		1st
Bath		2nd	Kitchen		1st
Dining Room	10 x 9	1st	Game Room	8 x 6	2nd
Utility	5 x 3	1st	Family	17 x 12	1st



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Bathroom Desc:  
Bedroom Desc: **1 Bedroom Down - Not Primary BR**  
Room Desc: **Family Room**  
Kitchen Desc:

Interior, Exterior, Utilities and Additional Information					
Wash/Dry Conn:	<b>Yes</b>	Dishwasher:	<b>Yes</b>	Compactor:	
Fireplace:				Utility Dist:	<b>Yes</b>
Appliances:				Range:	<b>Electric Range</b>
Oven:	<b>Electric Oven</b>			Flooring:	<b>Carpet, Tile</b>
Energy:				Foundation:	<b>Slab</b>
Green/Energy Cert:				Countertops:	
Roof:	<b>Composition</b>			Prvt Pool:	<b>No</b>
Interior:	<b>High Ceiling</b>			Area Pool:	<b>No</b>
Exterior Constr:	<b>Brick, Cement Board, Wood</b>			Unit Loc:	<b>On Corner</b>
Exterior:	<b>Patio/Deck</b>			Cool:	<b>Central Electric</b>
Laundry Loc:				Water/Sewer:	<b>Public Sewer, Public Water</b>
Waterfront Feat:				Disclosures:	<b>Sellers Disclosure</b>
Heat:	<b>Central Electric</b>			Exclusions:	
St Surf:				City/ETJ:	<b>HOUSTON</b>
55+ Community:	<b>No</b>			PID:	
Sub Lake					
Access:					
HOA Amenities:					
Accessibility:					
MgmtCo./HOA Name:	<b>Yes / Masc Austin Properties / 281-634-0300</b>			List Type:	<b>Exclusive Right to Sell/Lease</b>
List Date:	<b>10/05/2024</b>	Expire Date:		T/Date:	

Financial Information					
Finance Cnsdr:	<b>Cash Sale, Conventional, FHA, Investor, VA</b>				
Seller May Contribute to Buyer Expenses Up To:					
Ownership Type:		Own Occ Rate:		Vac Rental:	
Maint. Fee:	<b>Yes / \$233 / Monthly</b>			Maint Includes:	<b>Exterior Building</b>
Other Mand Fee:	<b>Yes/250/All transfer fee</b>				
Taxes w/o Exemptions:	<b>\$3,512/2023</b>				
Loss Mitigation:		Auction:		Tax Rate:	<b>2.2332</b>
Affordable Housing Desc:	<b>No</b>			Online Bidding:	

Pending Information					
Pending Date:	<b>10/12/2024</b>	Est Close Dt:		OPT End:	
Sell Agent:	<a href="#">Quynh Le (QLe)</a>			Sell Broker:	<a href="#">Alpha, REALTORS (ALPH01)</a>
TREC #:					
Sell Team Name:					
				Sell Agt Rep Buyer:	<b>Intermediary</b>

Sold Information					
Sale Price:	<b>\$162,000</b>	SP\$/SF:	<b>\$128.16</b>	Close Date:	<b>10/21/2024</b>
Adj Sale Price:	<b>\$161,450</b>	Adj SP\$/SF:	<b>\$127.73</b>	Days to Close:	<b>9</b>
Seller Contribution:	<b>\$0</b>	Repairs Paid:	<b>\$550</b>	SP/LP #:	<b>1.00</b>
				CoOp:	<b>No</b>
				Terms:	
				Title Pd By:	<b>Seller</b>

Prepared By: Rachael Obella
Data Not Verified/Guaranteed by MLS
Date: 07/01/2025 9:48 AM

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Listing



**Townhouse/Condo**

**Sold**

ML#: **13357425**  
 Address: **12520 Newbrook Drive**  
 Area: **28**  
 Tax Acc #: **105-461-017-0005**  
 City/Location: **Houston**  
 County: **Harris**  
 Market Area: **Alief**  
 Subdivision: **Wellington Park Th**  
 SqFt: **1,382 / Appr Dist**  
 Lot Size: **1,874 / Appr Dist**  
 Legal Desc: **UNIT 175 BLDG 17**  
**WELLINGTON PARK T/H**

List Price: **\$174,900**  
 Orig Price: **\$174,900**  
 LP/SF: **\$126.56**  
 DOM: **22**  
 Zip Code: **77072-3965**  
 Bedrooms: **3/3**  
 Baths F/H: **2/1**  
 Section #: **0**  
 Year Built: **1977 / Appr Dist**  
 Lease Also: **No**

Directions: **Going east on Beechnut from Highway 6, right on Dairy View Ln, right on Newbrook Dr, and property is on the left.**

**Listing Office Information**

List Agent: [huan/Thi U. Phan](#)   
 Agent Phone: **832-725-5448**  
 Address: **411 Park Grove Drive #520, Katy TX 77450**  
 List Agent Web: <http://www.har.com/ThiPhan>  
 Agent Email: [thirealtor@gmail.com](mailto:thirealtor@gmail.com)  
 Licensed Supervisor:

List Broker: [PBME03/Realty Associates](#)   
 Appt #: **713-930-0427 / ShowingSmart Call Center (HAR)**  
 Office Phone: **832-321-5072**  
 Fax #:  
 Office Web: <http://www.realtyassociatestex.com/>

**School Information**

School District: **2 - Alief**  
 Middle: **HOLUB MIDDLE SCHOOL**  
 2nd Middle: **YOUNGBLOOD INTERMEDIATE SCHOOL**

Elem: **ALEXANDER ELEMENTARY SCHOOL (ALIEF)**  
 High: **AISD DRAW**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

**Description Information**

Style: <b>Traditional</b>	# Stories: <b>2</b>	Bedrooms: <b>3/3</b>
Type: <b>Townhouse</b>	# Bldg Stories: <b>2</b>	Baths F/H: <b>2/1</b>
New Constr.: <b>No</b>	Access:	Builder Nm:
Frt. Door Faces:                      Loft:	Efficiency:	Appx Comp:
Balcony Faces:	Unit Level: <b>Levels 1 and 2</b>	Lot Dim:
TREC Contract:	Pets Allowed:	Key Map: <b>528R</b>
Garage: <b>2/Attached Garage</b>	Carport:	Parking: <b>Auto Garage Door Opener</b>

Showing **Lockbox Front, Request Online Appointment, Vacant/Unoccupied**

Instruct:

Agent Remarks:

**Room size are approximate, please verify. Seller does not have a survey, the buyer must purchase. Pre-approval letter or proof of funds with all offers. 1% EM. \$50/day OP, 7days. Please call or text for title company information. Seller is related to listing agent. Thank you for showing.**

Physical Property Description:

**Beautifully renovated 2-story townhome with 3 bedrooms, 2.5 baths, and 2-car garage. Open floor plan with vaulted ceiling, new kitchen, walk-in showers, and spacious living area. Kitchen features white cabinetry, granite countertops, tiled backsplash, and stainless steel appliances. Wood-look vinyl floors, lots of natural light, and extra storage. Conveniently located near Hwy 6, I-10, and Beltway 8. Low Tax Rate! Don't miss out on this stunning home with a courtyard and easy access to major highways. Schedule your private tour today!**

**Rooms Information**

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	16 x 12	2nd	Bedroom	10 x 10	2nd
Bedroom	10 x 9	2nd	Living Room	16 x 14	1st
Dining Room	9 x 9	1st	Utility	8 x 5	1st

Bathroom Desc: **Full Secondary Bathroom Down, Half Bath, Primary Bath: Shower Only, Secondary Bath(s): Shower Only**  
 Bedroom Desc: **All Bedrooms Up, Primary Bed - 2nd Floor**



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Blueberry Properties



Room Desc: 1 Living Area, Formal Dining, Gameroom Up, Living Area - 1st Floor, Utility Room in House  
Kitchen Desc: Breakfast Bar, Kitchen open to Family Room

Interior, Exterior, Utilities and Additional Information					
Wash/Dry Conn:	Yes	Dishwasher:	Yes	Compactor:	No
Fireplace:				Utility Dist:	
Appliances:	Electric Dryer Connection			Range:	Electric Range, Sep Ice Mkr: Freestanding Range
Oven:	Electric Oven, Freestanding Oven			Flooring:	Tile, Vinyl Plank
Energy:	Ceiling Fans			Foundation:	Slab
Green/Energy Cert:				Countertops:	
Roof:	Composition			Prvt Pool:	No
Interior:	High Ceiling, Wet Bar, Window Coverings			Area Pool:	Yes
Exterior Constr:	Brick			Unit Loc:	Cleared
Exterior:				Cool:	Central Electric
Laundry Loc:				Water/Sewer:	Public Sewer, Public Water, Water District
Waterfront Feat:				Disclosures:	Sellers Disclosure
Heat:	Central Gas			Exclusions:	
St Surf:	Concrete			City/ETJ:	HOUSTON
55+ Community:	No			PID:	
Sub Lake					
Access:					
HOA Amenities:	Trash				
Accessibility:					
MgmtCo./HOA Name:	Yes / MASC Austin properties INC / 713-776-1771			List Type:	Exclusive Right to Sell/Lease
List Date:	09/23/2024	Expire Date:		T/Date:	

Financial Information	
Finance Cnsdr:	Cash Sale, Conventional, FHA, Investor, VA
Seller May Contribute to Buyer Expenses Up To:	
Ownership Type:	Full Ownership Own Occ Rate:
Maint. Fee:	Yes / \$233 / Monthly
Other Mand Fee:	Yes/250/transfer fee
Taxes w/o Exemptions:	\$3,343/2023
Loss Mitigation:	Auction:
Affordable Housing Desc:	No
Vac Rental:	
Maint Includes:	Exterior Building, Grounds, Trash Removal
Exemptions:	
Tax Rate:	2.2332
Online Bidding:	

Pending Information	
Pending Date:	10/15/2024
Est Close Dt:	
OPT End:	
Sell Agent:	Phuoc Hai Nguyen (phuochai)
TREC #:	
Sell Team Name:	
Sell Agt Rep Buyer:	Yes
Sell Broker:	B & W Realty Group LLC (BNWG01)

Sold Information	
Sale Price:	\$165,000
Adj Sale Price:	\$161,000
Seller Contribution:	\$4,000
SP\$/SF:	\$119.39
Adj SP\$/SF:	\$116.50
Repairs Paid:	\$0
Close Date:	11/18/2024
Days to Close:	34
SP/LP #:	0.94
CoOp:	Yes
Terms:	
Title Pd By:	Seller

Prepared By: Rachael Obella

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This is a modern, open-concept living space featuring a sleek kitchen with white cabinetry and stainless steel appliances, complemented by a stylish backsplash. The area is well-lit, and vinyl plank flooring extends throughout, leading to a white staircase that hints at a second level, adding to the spacious feel of the home.

Spacious, well-lit room with modern wood-look flooring, featuring a vaulted ceiling, a front door with a decorative window, and large glass sliding doors leading to an enclosed outdoor area.

This is a spacious, open-concept living area with modern vinyl wood like flooring, a half-wall overlooking the kitchen, and a curved staircase leading to the upper level. The space is well-lit with natural light.



spacious living area with modern vinyl wood like flooring, leading into an open-plan kitchen with contemporary finishes. The room features large sliding glass doors providing ample natural light.

The photo shows a modern, open-plan space with a kitchen featuring white cabinetry and a stylish backsplash, overlooking a living area with wood-look flooring and neutral walls. The room is well-lit with natural light.

This is a bright, dining room with a high ceiling and a staircase leading to an upper level.



This is a modern kitchen featuring white cabinetry, stainless steel appliances, granite countertops, and a stylish mosaic tile backsplash. The flooring is a wood-look vinyl, and the room is well-lit with recessed lighting.



The photo shows a modern, open-concept living space with combined living and dining areas, leading into a kitchen with white cabinets and updated appliances. The room features wood-look flooring, neutral gray wall colors, and ample natural light.



Utility room featuring new paint walls, modern wood-like flooring, and built-in shelving, ideal for storage space



This image shows a spacious, split-level interior with modern wood-like flooring. The entrance leads into a bright, open-plan living area with a view of the kitchen, featuring white cabinetry and appliances.

Primary bedroom

Spacious, well-lit primary bedroom featuring modern wood-like flooring, light gray wall colors, and a ceiling fan with lighting.



Primary bathroom with a white cabinet, a white granite countertop, and an adjoining full bathroom



Modern primary bathroom with a walk-in shower featuring gray stone-look tiles and a glass door, complemented by a built-in shelf



Another view of primary bedroom



This is a bright, upper-level hallway featuring modern wood-like vinyl flooring, light gray walls, and a white bannister. Natural light streams in from a skylight, and there are built-in shelves for storage or decor. The space leads to primary bedroom, offering a welcoming transition area in the home.



Secondary bedroom

Bedroom



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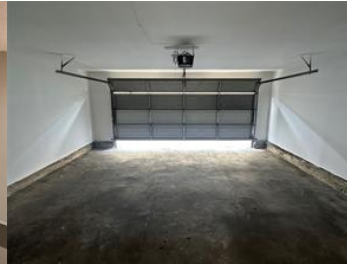
Modern hall bathroom with a single vanity that includes a new cabinet, a granite countertop with an undermount sink, and walk-in shower



Hall bathroom



New walk-in shower



2 attached garage