

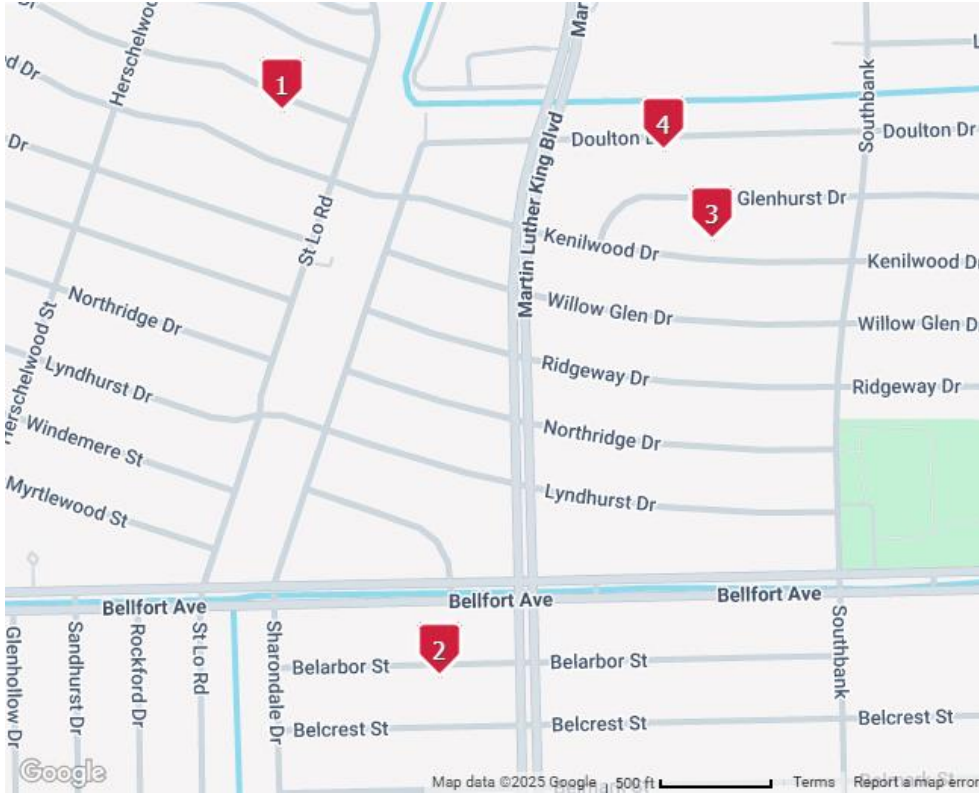


Rachael Obella

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	27156027	5414 Doulton Drive	CLOSD	\$224,500	\$224,500	\$171.77	1,307	7,383	\$162.20	3/2	1946	34
2	62448238	5646 Belarbor Street	CLOSD	\$244,500	\$233,500	\$161.70	1,444	6,578	\$155.71	4/2	1955	73
3	4644118	5807 Kenilwood Drive	CLOSD	\$295,000	\$250,000	\$168.46	1,484	6,519	\$168.46	4/2	1940	138
4	75231928	5730 Doulton Drive	CLOSD	\$265,000	\$256,000	\$176.55	1,450	6,180	\$176.55	3/2	1940	19

Rachael Obella | Blueberrie Properties | rachael@blueberrieproperties.com | Ph: 8325857588



Rachael Obella
rachael@blueberrieproperties.com
Ph: 8325857588
Blueberrie Properties



Comparative Market Analysis

Prepared By: Rachael Obella

Listings as of 07/02/25 at 10:35 am

Status is 'Sold' 07/02/2025 to 07/02/2024 Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Property Type is 'Single-Family' Building SqFt is 1800 or less Lot Size is 9000 or less Year Built is 1968 or less Latitude, Longitude is around 29.67, -95.33

Single-Family

Sold Properties																		
MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%	
27156027	5414 Doulton Drive	Smallwood Terrace	No	3	2	0	0	1,307	1946	7,383	\$224,500	\$171.77	34	04/11/25	\$224,500	\$171.77	100.00	
62448238	5646 Belarbor Street	Belfort Park Sec 07	No	4	2	0	0	1,444	1955	6,578	\$229,000	\$158.59	*82	05/16/25	\$233,500	\$161.70	101.97	
4644118	5807 Kenilwood Drive	Edgewood Sec 02	No	4	2	0	0	1,484	1940	6,519	\$264,999	\$178.57	138	08/12/24	\$250,000	\$168.46	94.34	
75231928	5730 Doulton Drive	Edgewood Sec 02	No	3	2	0	1	1,450	1940	6,180	\$265,000	\$182.76	19	06/12/25	\$256,000	\$176.55	96.60	
# LISTINGS:				4	Medians:				4	2	0	0	1,447	1943	6,549	\$247,000	\$175.17	58
					Minimums:				3	2	0	0	1,307	1940	6,180	\$224,500	\$158.59	19
					Maximums:				4	2	0	1	1,484	1955	7,383	\$265,000	\$182.76	138
					Averages:				4	2	0	0	1,421	1945	6,665	\$245,875	\$172.92	68
															\$241,750	\$170.12	98.30	
															\$224,500	\$161.70	94.34	
															\$256,000	\$176.55	101.97	
															\$241,000	\$169.62	98.23	

Quick Statistics (4 Listings Total)				
	Min	Max	Average	Median
List Price	\$224,500	\$265,000	\$245,875	\$247,000
Sold Price	\$224,500	\$256,000	\$241,000	\$241,750
Adj. Sold Price	\$212,000	\$256,000	\$235,713	\$237,426
LP/SF	\$158.59	\$182.76	\$172.92	\$175.17
SP/SF	\$161.70	\$176.55	\$169.62	\$170.12
Adj. SP/SqFt	\$155.71	\$176.55	\$165.73	\$165.33

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.



Rachael Obella

rachael@blueberryproperties.com

Ph: 8325857588

Blueberry Properties

Listing



Single-Family

Sold

ML#: **27156027**
 Address: **[5414 Doultan Drive](#)**
 Area: **3**
 Tax Acc #: **[076-220-012-0012](#)**
 City/Location: **Houston**
 County: **Harris**
 Market Area: **Medical Center South**
 Subdivision: **Smallwood Terrace**
 SqFt: **1,307 / Seller**
 Lot Size: **7,383 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 12 BLK 12 SMALLWOOD TERRACE**

List Price: **\$224,500**
 Orig Price: **\$224,500**
 LP/SF: **\$171.77**
 DOM: **34**
 Zip Code: **77033-2818**
 Bedrooms: **3/3**
 Baths F/H: **2/0**
 Section #: **0**
 Year Built: **1946 / Appr Dist**
 Lot Value: **No**
 Lease Also: **No**

Directions: **610 South, exit MLK, go south until you get to Kenilwood, turn right, to St. Lo, turn right, to Doultan turn left. Property is on the left.**

Listing Office Information

List Agent: **[MForey/Rose M. Forey](#)**
 Agent Phone: **[832-387-8242](#)**
 Address: **3880 Greenhouse Road Ste 315, Houston TX 77084**
 List Agent Web:
 Agent Email: **rose@ownrealestateintexas.com**
 Co-List Agent: **[mreppond/Dina M. Reppond](#)**
 Licensed Supervisor:

List Broker: **[RSFR01/Forey Real Estate, LLC.](#)**
 Appt #: **[713-930-0427](#) / ShowingSmart Call Center (HAR)**
 Office Phone: **[832-387-8242](#)**
 Fax #:
 Co-Agent Phone: **713-806-8012** **michelereppond@yahoo.com**
 Office Web:

School Information

School District: **[27 - Houston](#)**
 Middle: **[ATTUCKS MIDDLE SCHOOL](#)**
 2nd Middle:

Elem: **[ALCOTT ELEMENTARY SCHOOL](#)**
 High: **[WORTHING HIGH SCHOOL](#)**

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

Description Information

Style: **Traditional**
 Type: **Free Standing**
 New Constr.: **No**
 Lot Dim:
 Frt. Door Faces:
 Gar/Car:
 Showing: **Accompany, Appointment Required, Lockbox Front, Vacant/Unoccupied**
 Instruct:

Stories: **1**
 Complete Date:
 Appx Complete:
 Acres: **.17 / 0 Up To 1/4 Acre**
 Access:
 Garage:
 Bedrooms: **3/3**
 Baths F/H: **2/0**
 Builder Nm:
 LP/Lot SF: **\$30.41**
 Carport:
 Key Map: **534S**

Agent Remarks:

One story home, vacant and ready to show. Backyard will be cleaned up but property is ready for viewing. Text agent with any questions please. Lockbox front, schedule showings with Showing Smart please. Completely renovated. Please provide feedback, greatly appreciate it. Thanks for showing!

Physical Property Description:

Completely renovated 3/2 one story home! Spacious 1502 square foot of NEW! Gorgeous tile flooring, beautiful cabinets, new fixtures, new stainless steel appliances, roof, windows, etc. Digital thermostat, gorgeous granite counters, high ceilings, bright interior paint, amazing primary shower & more! Very spacious home, living room opens to breakfast and kitchen areas! Good size pantry, lots of storage! Carpet in secondary bedrooms, new doors, nice size rooms and closets with shelving! Adorable home ready to move into! Great location with so much growth happening. Lots of construction and activity! Property next door was also purchased & being renovated! Close to Medical center, Hwy 288, major highways, Downtown Houston and more! Make your appointment today!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	13 x 10	1st	Bedroom	10 x 10	1st
Bedroom	10 x 10	1st	Living Room	13 x 10	1st

Bathroom Desc:



Kitchen Desc:

Microwave:	Yes	Dishwasher:	Yes	Compactor:		Disposal:	
Fireplace:				Utility Dist:	No	Sep Ice Mkr:	
Connect:				Range:			
Energy:	Ceiling Fans, Digital Program Thermostat			Flooring:	Tile		
Oven:	Freestanding Oven			Foundation:	Slab		
Green/Energy Cert:				Countertops:			
Roof:	Composition			Prvt Pool:	No		
Interior:	High Ceiling			Area Pool:	No		
Exterior Constr:	Cement Board, Wood			Waterfront Feat:			
Exterior:	Back Yard Fenced			Water/Sewer:	Public Sewer, Public Water		
Lot Description:	Other			Cool:	Central Electric		
Heat:	Central Electric			Golf Course Nm:			
St Surf:				Exclusions:	N/A		
Restrictions:	No Restrictions						
Disclosures:	Sellers Disclosure						
55+ Community:	No			City/ETJ:	HOUSTON		
Sub Lake Access:				PID:			
HOA Amenities:							
Accessibility:							
Mgmt Co./HOA Name:	No			List Type:	Exclusive Right to Sell/Lease		
List Date:	02/08/2025	Expire Date:		T/Date:			

Finance Cnsdr: Cash Sale, Conventional, FHA, Texas Veterans Land Board, VA			
Seller May Contribute to Buyer Expenses Up To:			
Ownership Type:		Vac Rental:	
Maint. Fee:	No	Maint Includes:	
Other Mand Fee:	No	Exemptions:	
Taxes w/o Exemptions: \$2,311/2024		Tax Rate:	2
Loss Mitigation:	No	Auction:	Online Bidding:

Pending Date:	03/14/2025	Est Close Dt:	OPT End:	Sell Agt Rep Buyer:	Yes
Sell Agent:	<u>Malisa Walker (kbwalker)</u>		Sell Broker:	<u>Keller Williams Preferred (KWPL01)</u>	
TREC #:					
Sell Team					
Name:					
Contingent on Sale of Other Property:					

Sale Price:	\$224,500	SP\$/SF:	\$171.77	Close Date:	04/11/2025	CoOp:	Yes
Adj Sale Price:	\$212,000	Adj SP\$/SF:	\$162.20	Days to Close:	28	Terms:	FHA
Seller Contribution:	\$10,000	Repairs Paid:	\$2,500	SP/LP #:	1.00	Title Pd By:	Seller

Date: 07/02/2025 10:34 AM

Copyright 2025 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.





Pretty curb appeal! New roof, new windows!



Views from breakfast area!



Open floor plan!



New ceiling fans!



Beautifully updated!



So much space!



Gorgeous tile floors throughout!



Stainless steel appliances!



Bright spacious home!



Pretty cabinets!



New fixtures!



New interior paint throughout!



Windows!!!



New doors!



Secondary bathroom with gorgeous tile!



Bedroom view! Great closet space!



Separate walk-in shower with seamless glass door! Pretty hardware!



Spacious primary bathroom with amazing counters and storage!



Huge walk-in closet with shelves, spacious!



Just beautiful!

ALL NEW!!!

Completely renovated one story home!

Great size backyard!



Rachael Obella

rachael@blueberryproperties.com

Ph: 8325857588

Blueberry Properties

Listing



Single-Family

Sold

ML#: **62448238**
 Address: **[5646 Belarbor Street](#)**
 Area: **3**
 Tax Acc #: **[080-299-000-0012](#)**
 City/Location: **Houston**
 County: **Harris**
 Market Area: **Medical Center South**
 Subdivision: **Belfort Park Sec 07**
 SqFt: **1,444 / Appr Dist**
 Lot Size: **6,578 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 12 BLK 30 BELFORT PARK SEC 7**

List Price: **\$229,000**
 Orig Price: **\$244,500**
 LP/SF: **\$158.59**
 DOM: **73 / 82**
 Zip Code: **77033-3033**
 Bedrooms: **4/**
 Baths F/H: **2/0**
 Section #: **7**
 Year Built: **1955 / Appr Dist**
 Lot Value: **No**
 Lease Also: **No**

Directions: **Take 610 South, exit on MLK and make a right on Belarbor. Please use your best google maps for best results.**

Listing Office Information

List Agent: **[SSalazar/Sylvia Schultz](#)**

List Broker: **[RELM02/REALM Real Estate Professionals - North Houston](#)**

Agent Phone: **[832-364-4637](#)**

Appt #: **[713-930-0427](#) / ShowingSmart Call Center (HAR)**

Address: **24445 Tomball Parkway Ste 100, Tomball TX 77375**

Office Phone: **[281-377-7300](#)**

List Agent Web:

Fax #:

Agent Email: **gcmcsylvia55@gmail.com**

Office Web: **<http://www.realmpro.com>**

Licensed Supervisor:

School Information

School District: **[27 - Houston](#)**

Elem: **[ALCOTT ELEMENTARY SCHOOL](#)**

Middle: **[ATTUCKS MIDDLE SCHOOL](#)**

High: **[WORTHING HIGH SCHOOL](#)**

2nd Middle:

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

Description Information

Style: **Contemporary/Modern, Ranch**

Stories: **1**

Bedrooms: **4/**

Type: **Free Standing**

Complete Date:

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

New Constr.: **No**

Appx Complete:

Builder Nm:

Lot Dim:

Acres: **.151 / 0 Up To 1/4 Acre**

Frt. Door Faces:

Access:

LP/Lot SF **\$34.81**

Gar/Car:

Garage:

Carpot:

Showing

Accompany, Appointment Required, Leave Business Card, Supra Keybox

Key Map:

534W

Instruct:

Agent Remarks:

Agents thank you for showing! Please provide proof of funds or pre-approval letter with all offers. 1% Earnest money and \$200 Option fee for 7 days or less. All MLS information is deemed reliable, however not guaranteed. Buyer and buyers agent should verify all listing information, including but not limited to school info, taxes, room dimensions, and other info. Please provide proper TAR forms for review. Please call agent for Title Co.info. Please text or call agent before submitting an offer Motivated Seller! Per seller, home has never flooded

Physical Property Description:

Beautiful and charming single story home blending modern elegance with everyday comfort and style. This fully renovated home features four bedrooms and two full bathrooms that has been immaculately taken care of. The kitchen is a cooks delight featuring stainless steel appliances and granite counter tops. Laminate wood floors flow through the entrance and kitchen together with carpet and tile in the bedrooms and bath. With 4 bedrooms, you can easily turn one of the bedrooms into a home office/study if needed. The Roof and HVAC system are approximately five years old. Enjoy some morning coffee under the tranquil covered back porch or maybe a weekend barbeque with family and friends. Home is complemented by a long driveway offering ample parking space and convenience. Located near the Medical Center with easy access to major highways. Per seller, home has never flooded! Schedule your private viewing and make this home yours.

Rooms Information



Rachael Obella

rachael@blueberryproperties.com

Ph: 8325857588

Blueberry Properties



Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	16 x 12	1st	Bedroom	14 x 14	1st
Bedroom	12 x 12	1st	Bedroom	12 x 12	1st
Kitchen	15 x 10	1st	Utility		1st
Primary Bath		1st			

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

Bedroom Desc: **All Bedrooms Down, Primary Bed - 1st Floor, Split Plan**

Room Desc: **1 Living Area, Living Area - 1st Floor, Living/Dining Combo, Utility Room in House**

Kitchen Desc: **Kitchen open to Family Room, Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:		Disposal:	Yes
Fireplace:				Utility Dist:		Sep Ice Mkr:	
Connect:	Electric Dryer Connections, Washer Connections			Range:	Electric Cooktop		
Energy:	Attic Vents, Ceiling Fans, Digital Program Thermostat, Storm Windows			Flooring:	Carpet, Stone, Wood		
Oven:	Electric Oven			Foundation:	Slab		
Green/Energy Cert:				Countertops:			
Roof:	Composition			Pvt Pool:	No		
Interior:	Fire/Smoke Alarm			Area Pool:			
Exterior Constr:	Brick, Stucco			Waterfront Feat:			
Exterior:	Back Yard, Covered Patio/Deck, Fully Fenced			Water/Sewer:	Public Water		
Lot Description:	Other			Cool:	Central Electric		
Heat:	Central Electric			Golf Course Nm:			
St Surf:	Asphalt			Exclusions:			
Restrictions:	Deed Restrictions						
Disclosures:	Sellers Disclosure						
55+ Community:	No			City/ETJ:	HOUSTON		
Sub Lake Access:				PID:			
HOA Amenities:							
Accessibility:							
Mgmt Co./HOA Name:	No			List Type:	Exclusive Right to Sell/Lease		
List Date:	01/30/2025	Expire Date:		T/Date:			

Financial Information

Finance Cnsdr: **Cash Sale, Conventional, FHA, Texas Veterans Land Board, VA**

Seller May Contribute to Buyer Expenses Up To:

Ownership Type:

Maint. Fee: **No**

Other Mand Fee: **No**

Taxes w/o Exemptions: **\$4,454/2024**

Loss Mitigation: Auction:

Vac Rental:

Maint Includes:

Exemptions:

Tax Rate: **2.0148**

Online Bidding:

Pending Information

Pending Date:	04/13/2025	Est Close Dt:		OPT End:		Sell Agt Rep Buyer:	No
Sell Agent:	Kamilah Sage (Kamilah)			Sell Broker:	Golden Spiral Realty (CLPV01)		
TREC #:							
Sell Team Name:							
Contingent on Sale of Other Property:							

Sold Information

Sale Price:	\$233,500	SP\$/SF:	\$161.70	Close Date:	05/16/2025	CoOp:	No
Adj Sale Price:	\$224,852	Adj SP\$/SF:	\$155.71	Days to Close:	33	Terms:	
Seller Contribution:	\$8,648	Repairs Paid:	\$0	SP/LP #:	1.02	Title Pd By:	Seller

Prepared By: Rachael Obella

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

Date: 07/02/2025 10:34 AM

Copyright 2025 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.





Rachael Obella

rachael@blueberryproperties.com

Ph: 8325857588

Blueberry Properties



Beautiful single-story home with modern dark blue exterior and white trim. It has a welcoming front porch, a well-maintained lawn, and a neat driveway.



This charming single-story home has a welcoming front porch and well-maintained landscaping. Features a spacious driveway and large windows, set against a picturesque sunset backdrop. Perfect for cozy living.



Modern exterior with dark siding and white trim, well-maintained front lawn, and mature trees. It's set on a corner lot, offering a spacious yard with privacy fencing.



Charming front porch with a cozy seating area, featuring a welcoming entrance. Ideal for relaxing and enjoying.



This cozy living room features warm wood flooring, with enough space for comfortable seating furniture. The space is well-lit with natural light from large windows, and a small dining area situated nearby.



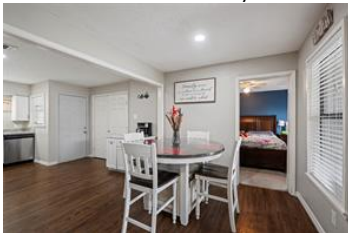
Another view of the living room as you enter. Large window allowing natural light.



Different view of cozy living area, wood flooring, neutral walls, and recessed lighting open to the dining area. Perfect for relaxing and entertaining.



Dining area! Natural light entering throughout the home.



Cozy dining area with enough room for a round table and four chairs.



Laundry space with enough room for a stacked washer and dryer.



Primary bedroom with rich blue walls. Features an ensuite bathroom and ample closet space, creating a comfortable retreat.



Another view of the primary bedroom.



Ensuite bathroom features a modern design with a sleek glass shower, marble tile, and a contemporary vanity. The neutral gray walls and bright lighting create a clean and inviting atmosphere.



Primary bedroom.



View from the kitchen!



Absolutely gorgeous modern kitchen!



Rachael Obella

rachael@blueberryproperties.com

Ph: 8325857588

Blueberry Properties



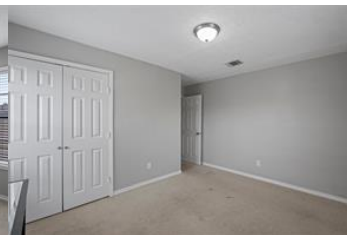
This kitchen features modern stainless steel appliances, white cabinetry, and granite countertops. It has wood-style flooring, recessed lighting, and a window above the sink for backyard view.



Another view of the kitchen with a hallway leading to the other three bedrooms.



Second bedroom that can also be used as an office.



Third bedroom with plenty of closet space.



Second bedroom.



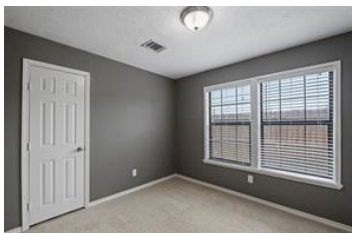
Secondary bathroom!



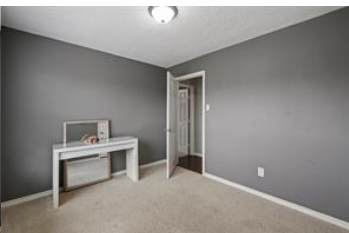
Secondary bathroom with shower-tub combo.



A different view of the secondary bathroom with a clean design, and a white vanity, a sleek faucet, and a framed mirror.



Bedroom with double window with blinds, proving ample natural light



Third bedroom.



Fourth bedroom, also with lots of windows and outside light.



Anyone ready for an outside barbeque with family and friends.



Backyard!



Gorgeous covered outdoor patio with concrete flooring and wooden ceiling.



A different view of the backyard with a wooden deck and a stone fire pit. Totally fenced perimeter for privacy.



Aerial view of the well maintained roof and spacious backyard!



Rachael Obella

rachael@blueberryproperties.com

Ph: 8325857588

Blueberry Properties

Listing



Single-Family

Sold

ML#: **4644118**
 Address: **5807 Kenilwood Drive**
 Area: **3**
 Tax Acc #: **079-030-012-0023**
 City/Location: **Houston**
 County: **Harris**
 Market Area: **Medical Center South**
 Subdivision: **Edgewood Sec 02**
 SqFt: **1,484 / Seller**
 Lot Size: **6,519 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 23 BLK 12 EDGEWOOD SEC 2**

List Price: **\$264,999** ↓
 Orig Price: **\$295,000**
 LP/SF: **\$178.57**
 DOM: **138**
 Zip Code: **77033-2107**
 Bedrooms: **4/**
 Baths F/H: **2/0**
 Section #: **none**
 Year Built: **1940 / Appr Dist**
 Lot Value: **No**
 Lease Also: **Yes**

Directions: **From Downtown take I-45 S via the ramp on to Galveston Take exit 40C toward US-59 S/Texas 288 S/Lake Jackson/Freeport Merge onto St Joseph Pkwy Continue onto Hamilton St Continue onto SH 288 S Take the Reed Rd exit Merge onto Reed Rd Turn right onto Bellfort St Turn left onto Kenilwood Dr You have reached 5807 Kenilwood Dr! Let me know if you need any more assistance.**

Listing Office Information

List Agent: [DayanG/Dayan Gonzalez](#)
 Agent Phone: **713-851-8444**
 Address: **1644 W Alabama Suite #100, Houston TX 77006**
 List Agent Web:
 Agent Email: realtorinhoustontx@gmail.com
 Licensed Supervisor:

List Broker: [NBER01/NB Elite Realty](#)
 Appt #: **713-930-0427 / ShowingSmart Call Center (HAR)**
 Office Phone: **844-444-6237**
 Fax #:
 Office Web:

School Information

School District: **27 - Houston**
 Middle: **ATTUCKS MIDDLE SCHOOL**
 2nd Middle:

Elem: **ALCOTT ELEMENTARY SCHOOL**
 High: **STERLING HIGH SCHOOL (HOUSTON)**

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

Description Information

Style: Traditional	# Stories: 1	Bedrooms: 4/
Type: Free Standing	Complete Date:	Baths F/H: 2/0
New Constr.: No	Appx Complete:	Builder Nm:
Lot Dim:	Acres: .15 / 0 Up To 1/4 Acre	LP/Lot SF \$40.65
Frt. Door Faces:	Access:	Garage:
Gar/Car: Additional Parking	Garage: /Attached/Detac	Carport:

Showing **Appointment Required, Supra Keybox, Vacant/Unoccupied** Key Map: **534W**

Instruct:

Agent Remarks:

Please use SHOWINGSMART FOR APPOINTMENTS, on SUPRA. Turn off all lights and do not adjust the A/C thermostat please. Buyer or Buyer's agent to verify measurements, school and tax, etc. Video and or audio equipment by sellers may or may not be in use. Text only, if you have any questions. Buyer's to order new survey.

Physical Property Description:

Welcome Home! This charming home boasts 4 bedrooms and 2 bathrooms, recently entirely remodeled to offer a modern and cozy living space. The house features a newly installed roof, air conditioning unit, plumbing, electrical, and ducts, ensuring a comfortable and efficient living experience. While the chronological age of the house dates back to 1940, its functional and effective age has been brought up to 2024 standards. As you make this house your home, you have the opportunity to choose the appliance package that best suits your needs and style. Whether you prefer sleek stainless steel appliances or energy-efficient options, you can customize your kitchen to your liking. Embrace the blend of historical charm and modern convenience at 5807 Kenilwood Dr, where every detail has been thoughtfully upgraded for your enjoyment.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	20 x 11	1st	Bedroom	14 x 10	1st
Bedroom	14 x 12	1st	Bedroom	13 x 10	1st
Living Room	14 x 14	1st	Dining Room	11 x 10	1st



Bathroom Desc: **Primary Bath: Shower Only, Secondary Bath(s): Soaking Tub**
Bedroom Desc: **All Bedrooms Down**
Room Desc:
Kitchen Desc: **Breakfast Bar**

Interior, Exterior, Utilities and Additional Information					
Microwave:	Yes	Dishwasher:	Yes	Compactor:	Disposal: No
Fireplace:				Utility Dist:	Sep Ice Mkr:
Connect:	Electric Dryer Connections, Gas Dryer Connections, Washer Connections			Range:	Gas Range
Energy:				Flooring:	Tile, Vinyl, Wood
Oven:	Convection Oven, Gas Oven			Foundation:	Slab
Green/Energy Cert:				Countertops:	
Roof:	Composition			Prvt Pool:	No
Interior:				Area Pool:	No
Exterior Constr:	Cement Board, Stucco			Waterfront Feat:	
Exterior:				Water/Sewer:	Public Sewer, Public Water
Lot Description:	Subdivision Lot			Cool:	Central Electric
Heat:	Central Electric			Golf Course Nm:	
St Surf:				Exclusions:	
Restrictions:	No Restrictions				
Disclosures:	Sellers Disclosure				
55+ Community:	No			City/ETJ:	HOUSTON
Sub Lake Access:				PID:	
HOA Amenities:					
Accessibility:					
Mgmt Co./HOA Name:	No			List Type:	Exclusive Right to Sell/Lease
List Date:	03/01/2024	Expire Date:		T/Date:	

Financial Information			
Finance Cnsdr:	Cash Sale, Conventional, FHA, VA		
Seller May Contribute to Buyer Expenses Up To:			
Ownership Type:		Vac Rental:	
Maint. Fee:	No	Maint Includes:	
Other Mand Fee:	No	Exemptions:	
Taxes w/o Exemptions:	\$1,366/2023	Tax Rate:	2.0148
Loss Mitigation:	Auction:	Online Bidding:	

Pending Information			
Pending Date:	07/17/2024	Est Close Dt:	
		OPT End:	Sell Agt Rep Buyer: No
Sell Agent:	Jennifer Pacheco (JENNTXAS)	Sell Broker:	Intero River Oaks Office (TERO01)
TREC #:			
Sell Team			
Name:			
Contingent on Sale of Other Property:			

Sold Information					
Sale Price:	\$250,000	SP\$/SF:	\$168.46	Close Date:	08/12/2024
Adj Sale Price:	\$250,000	Adj SP\$/SF:	\$168.46	Days to Close:	26
Seller Contribution:	\$0	Repairs Paid:	\$0	SP/LP #:	0.94
				CoOp:	No
				Terms:	
				Title Pd By:	Seller

Prepared By: Rachael Obella Data Not Verified/Guaranteed by MLS Date: 07/02/2025 10:34 AM
Obtain Signed HAR Broker Notice to Buyer Form

Copyright 2025 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.



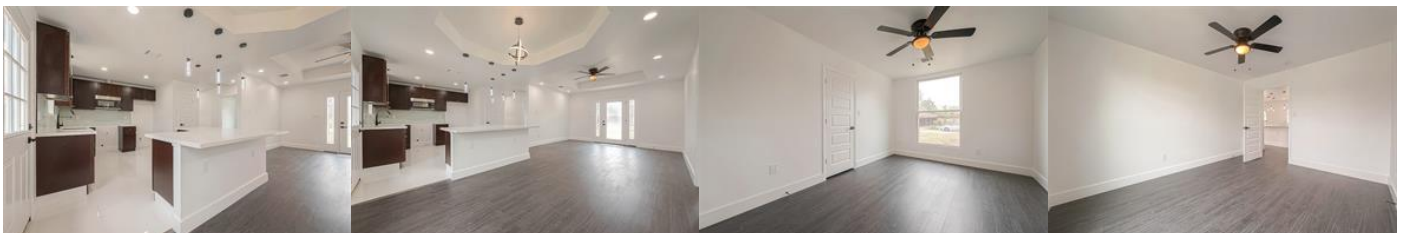


Rachael Obella

rachael@blueberryproperties.com

Ph: 8325857588

Blueberry Properties



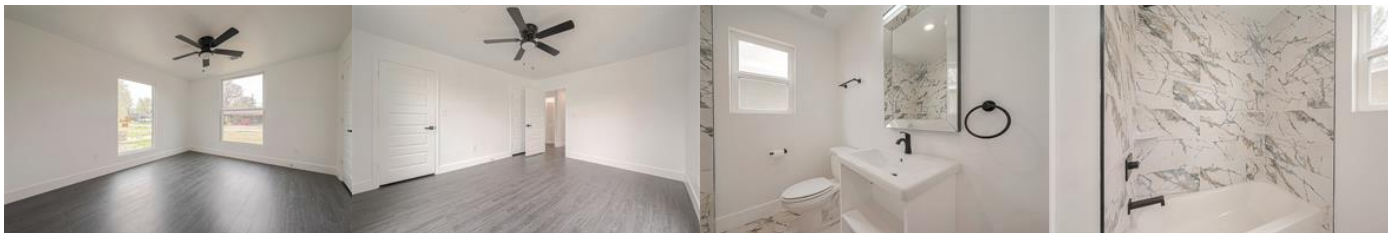


Rachael Obella

rachael@blueberryproperties.com

Ph: 8325857588

Blueberry Properties



Stainless Steel Package for the kitchen



Rachael Obella

rachael@blueberryproperties.com

Ph: 8325857588

Blueberry Properties

Listing



Single-Family

Sold

ML#:	75231928	List Price:	\$265,000
Address:	5730 Doultan Drive	Orig Price:	\$265,000
Area:	3	LP/SF:	\$182.76
Tax Acc #:	079-030-011-0015	DOM:	19
City/Location:	Houston	Zip Code:	77033-2002
County:	Harris	Bedrooms:	3/
Market Area:	Medical Center South	Baths F/H:	2/0
Subdivision:	Edgewood Sec 02	Section #:	02
SqFt:	1,450 / Appr Dist	Year Built:	1940 / Appr Dist
Lot Size:	6,180 / Appr Dist	Lot Value:	No
Master Planned:	No	Lease Also:	No
Legal Desc:	LT 15 BLK 11 EDGEWOOD SEC 2		

Directions: **From Houston, Get on I-45 S from Capitol St, Continue on I-45 S. Take State Hwy 288 S to S Loop E. Take exit 36A from I-610 E, Follow S Loop E and Martin Luther King Blvd to Doultan Dr.**

Listing Office Information

List Agent:	Ilarios/Liseth Larios	List Broker:	NGRP03/The Larios Home Group
Agent Phone:	281-818-9913	Appt #:	713-930-0427 / ShowingSmart Call Center (HAR)
Address:	9135 Katy Fwy # 211, Houston TX 77024	Office Phone:	346-888-2525
List Agent Web:		Fax #:	
Agent Email:	larios.realtor@gmail.com	Office Web:	
Licensed Supervisor:			

School Information

School District:	27 - Houston	Elem:	ALCOTT ELEMENTARY SCHOOL
Middle:	ATTUCKS MIDDLE SCHOOL	High:	STERLING HIGH SCHOOL (HOUSTON)
2nd Middle:			

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

Description Information

Style:	Contemporary/Modern, Traditional	# Stories:	1	Bedrooms:	3/
Type:	Free Standing	Complete Date:		Baths F/H:	2/0
New Constr.:	No	Appx Complete:		Builder Nm:	
Lot Dim:		Aces:	.142 / 0 Up To 1/4 Acre	LP/Lot SF	\$42.88
Frt. Door Faces:		Access:		Carpport:	
Gar/Car:	Additional Parking	Garage:	1/Attached Garage	Key Map:	534S

Showing **Accompany, Appointment Required**

Instruct:

Agent Remarks:

House is vacant and staged. Please schedule showing online. Text o call listing agent with any question 281-818-9913

Physical Property Description:

This completely remodeled single-story home is a must-see! Every detail has been updated, including new electrical and plumbing systems, a brand-new roof, and fresh interior and exterior paint. The open-concept living space features new flooring, modern baseboards, new light fixtures and a beautifully renovated kitchen with new cabinetry, sleek countertops and backsplash, and stainless steel appliances. Both bathrooms have been fully upgraded with stylish vanities and contemporary fixtures. The primary bedroom is very spacious and has double closet Outside, enjoy a newly installed fence for added privacy, a brand-new garage door, and fantastic curb appeal. With a low tax rate and no HOA, this home offers both comfort and value. Even the garden was already made for you to enjoy this Spring! Don't miss this incredible opportunity—schedule your showing today!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	14 x 21	1st	Bedroom	12 x 10	1st
Bedroom	12 x 10	1st	Living Room	17 x 11	1st
Kitchen	9 x 14	1st	Dining Room	9 x 7	1st

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

Bedroom Desc: **All Bedrooms Down, Walk-In Closet**

Room Desc: **1 Living Area, Kitchen/Dining Combo**



Kitchen Desc: **Kitchen open to Family Room**

Interior, Exterior, Utilities and Additional Information					
Microwave:	Yes	Dishwasher:	Yes	Compactor:	
Fireplace:				Utility Dist:	
Connect:	Electric Dryer Connections, Washer Connections		Range:	Electric Range	
Energy:	Ceiling Fans		Flooring:	Vinyl	
Oven:	Electric Oven		Foundation:	Slab	
Green/Energy Cert:			Countertops:		
Roof:	Composition		Prvt Pool:	No	
Interior:			Area Pool:		
Exterior Constr:	Stone, Vinyl		Waterfront Feat:		
Exterior:	Back Yard Fenced		Water/Sewer:	Public Sewer, Public Water	
Lot Description:	Subdivision Lot		Cool:	Central Electric	
Heat:	Central Electric		Golf Course Nm:		
St Surf:			Exclusions:		
Restrictions:	Deed Restrictions				
Disclosures:	Sellers Disclosure				
55+ Community:	No		City/ETJ:	HOUSTON	
Sub Lake Access:			PID:		
HOA Amenities:					
Accessibility:					
Mgmt Co./HOA Name:	No		List Type:	Exclusive Right to Sell/Lease	
List Date:	03/25/2025	Expire Date:	T/Date:		

Financial Information			
Finance Cnsdr:	Cash Sale, Conventional, FHA, VA		
Seller May Contribute to Buyer Expenses Up To:			
Ownership Type:			
Maint. Fee:	No	Vac Rental:	
Other Mand Fee:	No	Maint Includes:	
Taxes w/o Exemptions:	\$2,373/2024	Exemptions:	
Loss Mitigation:		Tax Rate:	2.0924
	Auction:	Online Bidding:	

Pending Information			
Pending Date:	04/13/2025	Est Close Dt:	
Sell Agent:	Carolina Castillo (carolinac)	OPT End:	
TREC #:		Sell Broker:	The Larios Home Group (NGRP03)
Sell Team Name:			
Contingent on Sale of Other Property:			

Sold Information					
Sale Price:	\$256,000	SP\$/SF:	\$176.55	Close Date:	06/12/2025
Adj Sale Price:	\$256,000	Adj SP\$/SF:	\$176.55	Days to Close:	60
Seller Contribution:	\$0	Repairs Paid:	\$0	SP/LP #:	0.97
				CoOp:	Yes
				Terms:	
				Title Pd By:	Seller

Prepared By: **Rachael Obella**

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

Date: 07/02/2025 10:34 AM

Copyright 2025 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.





Take a step into your new home – fully remodeled and ready to move in!

Stunning curb appeal with fresh paint, a brand-new roof, and a newly installed garage door.

Stunning curb appeal with beautifully landscaped garden.

Bright and open-concept living space with new flooring in some areas, restored hardwood floors new baseboards and more



Open-concept living space filled with natural light.

New light fixtures and LED lights

Light-filled living area with expansive windows.

Open living and dining spaces



Fully remodeled kitchen featuring new cabinetry, sleek countertops, and stainless steel appliances.

Fully remodeled kitchen featuring new cabinetry, sleek countertops, and stainless steel appliances.

Inviting dining area open to the kitchen and living area.

Oversized primary suite with double closets, new carpet, and plenty of natural light.



Spacious primary bedroom with modern touches throughout.

Stunning remodeled primary bath with sleek finishes.

Stunning remodeled primary bath with sleek finishes.

Generously sized secondary room



Luxurious, remodeled bathrooms featuring sleek and modern finishes.

Luxurious, remodeled bathrooms featuring sleek, modern finishes.

Third bedroom

Large, private backyard with new fence



Transform this backyard into your personal oasis!