



Rachael Obella

rachael@blueberryproperties.com

Ph: 8325857588

Blueberry Properties

Listing



Single-Family

Sold

ML#: **35586322**
 Address: **[2414 Colton Hollow Drive](#)**
 Area: **13**
 Tax Acc #: **[115-417-004-0035](#)**
 City/Location: **Houston**
 County: **Harris**
 Market Area: **1960/Cypress Creek South**
 Subdivision: **Heritage Village Sec 01**
 SqFt: **1,454 / Appr Dist**
 Lot Size: **5,820 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 35 BLK 4 HERITAGE VILLAGE SEC 1**

List Price: **\$205,000** ↓
 Orig Price: **\$235,000**
 LP/SF: **\$140.99**
 DOM: **168 / 297**
 Zip Code: **77067-1225**
 Bedrooms: **3/**
 Baths F/H: **2/0**
 Section #: **01**
 Year Built: **1983 / Appr Dist**
 Lot Value: **No**
 Lease Also: **Yes**

Directions: **Coming from Beltway 8 Exit TJ Jester. East (left) on Antoine. Right on Swords Creek. Left on Colton Hollow**

Listing Office Information

List Agent: **[PeterEche/Peter Eche](#)**
 Agent Phone: **[832-406-5413](#)**
 Address: **14090 Southwest Frwy Ste 102, Sugar Land TX 77478**
 List Agent Web:
 Agent Email: **echehouston@yahoo.com**
 Licensed Supervisor:
 List Broker: **[RELMO3/REALM Real Estate Professionals - Sugar Land](#)**
 Appt #: **[713-930-0427](#) / ShowingSmart Call Center (HAR)**
 Office Phone: **[281-690-5900](#)**
 Fax #:
 Office Web:

School Information

School District: **[48 - Spring](#)**
 Middle: **[STELLE CLAUGHTON MIDDLE SCHOOL](#)**
 2nd Middle:
 Elem: **[HERITAGE ELEMENTARY SCHOOL \(SPRING\)](#)**
 High: **[WESTFIELD 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	# Stories: 1	Bedrooms: 3/
Type: Free Standing	Complete Date:	Baths F/H: 2/0
New Constr.: No	Appx Complete:	Builder Nm:
Lot Dim:	Aces: .134 / 0 Up To 1/4 Acre	LP/Lot SF \$35.22
Frt. Door Faces:	Access:	Carpport: 2/Attached & Detached
Gar/Car:	Garage: 2/Attached Garage, Attached/Detach Garage	

Showing **Appointment Required, Supra Keybox, Vacant/Unoccupied** Key Map: **371M**

Instruct:

Agent Remarks:

All room sizes to be verified by buyer. Home is Vacant and move in ready.

Physical Property Description:

The property offers over 1400SF of living space and over 5,800 SF lot. The one story home offers 3 bed/2full bathe. The home features living room dining, large kitchen with plenty cabinets, large master bedroom that could be connected to an additional bedroom for more space, very large master bath, new tiles replaced recently. the home also offers an amazing back yard, amazing location on cul-De- Sac. Easy access to Beltway 8, 145, FM 1960 and minutes away from George Bush Intercontinental Airport

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	13 X 13	1st	Living Room	18 X 14	1st
Bedroom	12 X 10	1st	Bedroom	13 X 13	1st
Kitchen	9 X 14	1st	Dining Room	14 X 12	1st
Utility	8 X 3	1st			

Bathroom Desc:

Bedroom Desc: **All Bedrooms Down**



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Room Desc:

Kitchen Desc:

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:		Compactor:		Disposal:	
Fireplace:	1			Utility Dist:		Sep Ice Mkr:	
Connect:	Electric Dryer Connections, Gas Dryer Connections, Washer Connections			Range:	Gas Range		
Energy:				Flooring:	Tile		
Oven:	Gas Oven			Foundation:	Slab		
Green/Energy Cert:				Countertops:			
Roof:	Composition			Prvt Pool:	No		
Interior:				Area Pool:			
Exterior Constr:	Brick, Stucco, Wood			Waterfront Feat:			
Exterior:	Back Yard, Covered Patio/Deck, Fully Fenced			Water/Sewer:	Public Sewer, Public Water		
Lot Description:	Cul-De-Sac			Cool:	Central Electric		
Heat:	Central Electric			Golf Course Nm:			
St Surf:	Asphalt, Concrete			Exclusions:	Refrigerator		
Restrictions:	Unknown						
Disclosures:	Exclusions						
55+ Community:	No			City/ETJ:	HOUSTON ETJ		
Sub Lake Access:				PID:			
HOA Amenities:							
Accessibility:							
Mgmt Co./HOA Name:	Yes / Inframark IMS/ / 281-870-0585			List Type:	Exclusive Right to Sell/Lease		
List Date:	09/03/2024	Expire Date:		T/Date:			

Financial Information

Finance Cnsdr:	Cash Sale, Conventional, FHA		
Seller May Contribute to Buyer Expenses Up To:			
Ownership Type:	Full Ownership	Vac Rental:	
Maint. Fee:	Mandatory/\$475/Annually	Maint Includes:	
Other Mand Fee:	Yes/275	Exemptions:	
Taxes w/o Exemptions:	\$5,242/2023	Tax Rate:	2.6659
Loss Mitigation:		Auction:	
		Online Bidding:	

Pending Information

Pending Date:	02/18/2025	Est Close Dt:		OPT End:		Sell Agt Rep Buyer:	No
Sell Agent:	Maria Villenas (MVillenas)			Sell Broker:	Realty World Homes & Estates (RWHE01)		
TREC #:							
Sell Team Name:							
Contingent on Sale of Other Property:							

Sold Information

Sale Price:	\$200,000	SP\$/SF:	\$137.55	Close Date:	03/25/2025	CoOp:	No
Adj Sale Price:	\$200,000	Adj SP\$/SF:	\$137.55	Days to Close:	35	Terms:	
Seller Contribution:	\$0	Repairs Paid:	\$0	SP/LP #:	0.98	Title Pd By:	Seller

Prepared By: Rachael Obella

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

Date: 07/03/2025 10:18 AM

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Photos



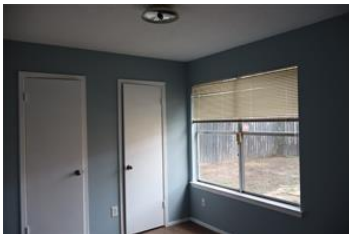
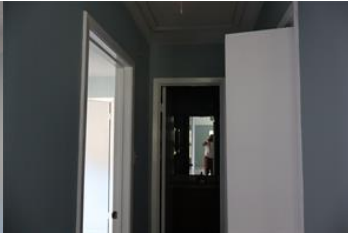


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Blueberry Properties




Listing





Single-Family
Sold

ML#: 23967939
Address: [2451 Colton Hollow Drive](#)
Area: 13
Tax Acc #: [115-417-004-0050](#)
City/Location: Houston
County: Harris
Market Area: 1960/Cypress Creek South
Subdivision: Heritage Village Sec 01
SqFt: 1,454 / Appr Dist
Lot Size: 5,500 / Appr Dist
Master Planned: No
Legal Desc: LT 50 BLK 4 HERITAGE VILLAGE SEC 1

List Price: \$215,995
Orig Price: \$215,995
LP/SF: \$148.55
DOM: 19
Zip Code: 77067-1267
Bedrooms: 3/3
Baths F/H: 2/0
Section #: 1
Year Built: 1983 / Appr Dist
Lot Value: No
Lease Also: No

Directions:
Heading North on 45 exit Rankin Rd then turn left onto Rankin Rd. Once you pass TC Jester Blvd then turn left on Swords Creek Rd. Then make a left on Colton Hollow DR. the house will be on your right

Listing Office Information			
List Agent:	CGANT/Christopher Gant 	List Broker:	TROT01/Premier, Realtors 
Agent Phone:	832-567-9804	Appt #:	713-930-0427 / ShowingSmart Call Center (HAR)
Address:	P.O Box 671446, Houston TX 77267	Office Phone:	281-820-4242
List Agent Web:		Fax #:	
Agent Email:	chrisgant911@yahoo.com	Office Web:	
Licensed Supervisor:			

School Information			
School District:	48 - Spring	Elem:	HERITAGE ELEMENTARY SCHOOL (SPRING)
Middle:	STELLE CLAUGHTON MIDDLE SCHOOL	High:	WESTFIELD HIGH SCHOOL
2nd Middle:			

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Description Information			
Style:	Traditional	# Stories:	1
Type:	Free Standing	Complete Date:	
New Constr.:	No	Appx Complete:	
Lot Dim:		Aces:	.126 / 0 Up To 1/4 Acre
Frnt. Door Faces:	North	Access:	
Gar/Car:		Garage:	2/Attached Garage
Showing	Appointment Required, Leave Business Card, Lockbox Front		Key Map: 371M
Instruct:			
Agent Remarks:			

Please make sure all lights are off and all doors locked upon leaving the home. Also, the from gate lock does not work but please pull the gate shut.

Physical Property Description:
This one-story Patio Home is 1454 sq ft, 3 bedrooms, 2 bathrooms, has a spacious Living Room and Dining Room area. Kitchen that offers plenty cabinet space and an open view of the living area. Master bath has a walk-in shower. Tile and wood flooring throughout the home. Backyard has a wood deck with great landscaping and shaded trees. It also has an open Garage with a storage closet. Water lines were re-piped in May of 2024 and the roof was replaced in September of 2023

Rooms Information					
Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	13X13	1st	Bedroom	12X12	1st
Bedroom	11X10	1st	Dining Room	14X11	1st
Living Room	17X13	1st	Kitchen	14X7	1st
Primary Bath	16X6	1st			
Bathroom Desc:	Primary Bath: Shower Only, Secondary Bath(s): Tub/Shower Combo				
Bedroom Desc:	All Bedrooms Down				
Room Desc:	Formal Dining, Formal Living				
Kitchen Desc:	Kitchen open to Family Room				



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Blueberry Properties



Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:	No	Disposal:	Yes
Fireplace:	1/Wood Burning Fireplace	Utility Dist:	Yes	Range:	Gas Cooktop	Sep Ice Mkr:	No
Connect:		Flooring:	Tile, Wood	Foundation:	Slab		
Energy:	Ceiling Fans	Countertops:		Prvt Pool:	No		
Oven:	Gas Oven	Area Pool:	Yes	Waterfront Feat:			
Green/Energy Cert:		Water/Sewer:	Public Sewer, Water District	Cool:	Central Electric		
Roof:	Composition	Golf Course Nm:		Exclusions:			
Interior:		City/ETJ:	HOUSTON ETJ				
Exterior Constr:	Brick	PID:					
Exterior:	Back Yard Fenced, Patio/Deck						
Lot Description:	Subdivision Lot						
Heat:	Central Gas						
St Surf:	Asphalt						
Restrictions:	Deed Restrictions						
Disclosures:	Mud, Sellers Disclosure						
55+ Community:	No						
Sub Lake Access:							
HOA Amenities:							
Accessibility:							

Mgmt Co./HOA Name: **Yes / Heritage Village HOA / 832-910-7525** List Type: **Exclusive Agency to Sell/Lease**
 List Date: **08/01/2024** Expire Date: T/Date:

Financial Information

Finance Cnsdr:	Cash Sale, Conventional, FHA, VA	Vac Rental:	
Seller May Contribute to Buyer Expenses Up To:		Maint Includes:	Clubhouse, Grounds, Recreational Facilities
Ownership Type:	Full Ownership	Exemptions:	Homestead,,,,,,,,,,,,,
Maint. Fee:	Mandatory/\$220/Annually	Tax Rate:	2.6659
Other Mand Fee:	No	Online Bidding:	
Taxes w/o Exemptions:	\$3,600/2023		
Loss Mitigation:	Auction:		

Pending Information

Pending Date:	08/27/2024	Est Close Dt:		OPT End:		Sell Agt Rep Buyer:	No
Sell Agent:	Sophia Cedeno (sophiace)	Sell Broker:	Tu Casa Realty (VTCR01)				
TREC #:							
Sell Team Name:							
Contingent on Sale of Other Property:							

Sold Information

Sale Price:	\$218,000	SP\$/SF:	\$149.93	Close Date:	09/24/2024	CoOp:	No
Adj Sale Price:	\$214,000	Adj SP\$/SF:	\$147.18	Days to Close:	28	Terms:	
Seller Contribution:	\$4,000	Repairs Paid:	\$0	SP/LP #:	1.01	Title Pd By:	Seller

Prepared By: Rachael Obella

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

Date: 07/03/2025 10:19 AM

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Photos





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Blueberry Properties

Listing



Single-Family

Sold

ML#:	65429828	List Price:	\$219,900
Address:	<u>12119 Swords Creek Road</u>	Orig Price:	\$219,900
Area:	13	LP/SF:	\$151.24
Tax Acc #:	<u>115-417-001-0005</u>	DOM:	33 / 59
City/Location:	Houston	Zip Code:	77067-1246
County:	Harris	Bedrooms:	3/
Market Area:	1960/Cypress Creek South	Baths F/H:	2/0
Subdivision:	Heritage Village Sec 01	Section #:	1
SqFt:	1,454 / Appr Dist	Year Built:	1983 / Appr Dist
Lot Size:	5,950 / Appr Dist	Lot Value:	No
Master Planned:	No	Lease Also:	No
Legal Desc:	LT 5 BLK 1 HERITAGE VILLAGE SEC 1		

Directions: **Beltway 8 to Exit on TC Jester. North on TC Jester, left on swords creek.**

Listing Office Information

List Agent:	<u>CaineTom/Thomas P. Caine</u>	List Broker:	<u>TXSN01/Texas Signature Realty</u>
Agent Phone:	<u>281-650-9531</u>	Appt #:	<u>713-977-7469</u> / ShowingTime
Address:	2323 S. Voss Rd Ste 315-C, Houston TX 77057	Office Phone:	<u>832-876-2093</u>
List Agent Web:		Fax #:	
Agent Email:	<u>tomcainegroup@gmail.com</u>	Office Web:	
Licensed Supervisor:			

School Information

School District:	<u>48 - Spring</u>	Elem:	<u>HERITAGE ELEMENTARY SCHOOL (SPRING)</u>
Middle:	<u>STELLE CLAUGHTON MIDDLE SCHOOL</u>	High:	<u>WESTFIELD HIGH SCHOOL</u>
2nd Middle:			

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Description Information

Style:	Ranch	# Stories:	1	Bedrooms:	3/
Type:	Free Standing	Complete Date:		Baths F/H:	2/0
New Constr.:	No	Appx Complete:		Builder Nm:	
Lot Dim:		Acres:	.137 / 0 Up To 1/4 Acre	LP/Lot SF	\$36.96
Frt. Door Faces:		Access:		Carport:	
Gar/Car:		Garage:	2/Attached Garage		
Showing	Appointment Required			Key Map:	371M

Instruct:

Agent Remarks:

IMPORTANT: 1) Do not call with questions. ALL inquiries, Emails and offers go to - tomcainegroup@gmail.com 2) Buyer pays for survey, (check 6.c.2 please) and home warranty if wanted 3) All room sizes are approximate

Physical Property Description:

Wow, steal this beautifully updated house! 3 bedrooms and two full baths. Nice open floor plan with new Luxury Vinyl flooring in living, brand new cabinets and contemporary quartz in the kitchens and bathrooms. Newer roof and AC was completely replaced and brand new. Modern and bright and ready for immediate move in

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	19 x 16	1st	Bedroom	15 x 13	1st
Bedroom	13 x 12	1st			
Bathroom Desc:					
Bedroom Desc:					
Room Desc:					
Kitchen Desc:					



Rachael Obella

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Blueberry Properties

Interior, Exterior, Utilities and Additional Information

Microwave:	Dishwasher:	Compactor:	Disposal:
Fireplace: 1		Utility Dist:	Sep Ice Mkr:
Connect:		Range:	
Energy:		Flooring:	
Oven:		Foundation: Slab	
Green/Energy Cert:		Countertops:	
Roof: Composition		Prvt Pool: No	
Interior:		Area Pool:	
Exterior Constr: Brick, Wood		Waterfront Feat:	
Exterior:		Water/Sewer: Public Sewer, Public Water	
Lot Description: Subdivision Lot		Cool: Central Electric	
Heat: Central Gas		Golf Course Nm:	
St Surf:		Exclusions:	
Restrictions: Deed Restrictions			
Disclosures: Sellers Disclosure			
55+ Community: No		City/ETJ: HOUSTON ETJ	
Sub Lake Access:		PID:	
HOA Amenities:			
Accessibility:			

Mgmt Co./HOA Name: **Yes / Heritage Village HOA / 832-910-7525** List Type: **Exclusive Right to Sell/Lease**
 List Date: **10/29/2024** Expire Date: T/Date:

Financial Information

Finance Cnsdr:		Vac Rental:
Seller May Contribute to Buyer Expenses Up To:		Maint Includes:
Ownership Type:		Exemptions:
Maint. Fee: Mandatory/\$480/Annually		Tax Rate: 2.6659
Other Mand Fee: Yes/250/transfer		Online Bidding:
Taxes w/o Exemptions: \$3,401/2023		
Loss Mitigation:	Auction:	

Pending Information

Pending Date: 12/01/2024	Est Close Dt:	OPT End:	Sell Agt Rep Buyer: Yes
Sell Agent: Karina Najera (kary)		Sell Broker: REALM Real Estate Professionals - Galleria (RELM05)	
TREC #:			
Sell Team Name:			
Contingent on Sale of Other Property:			

Sold Information

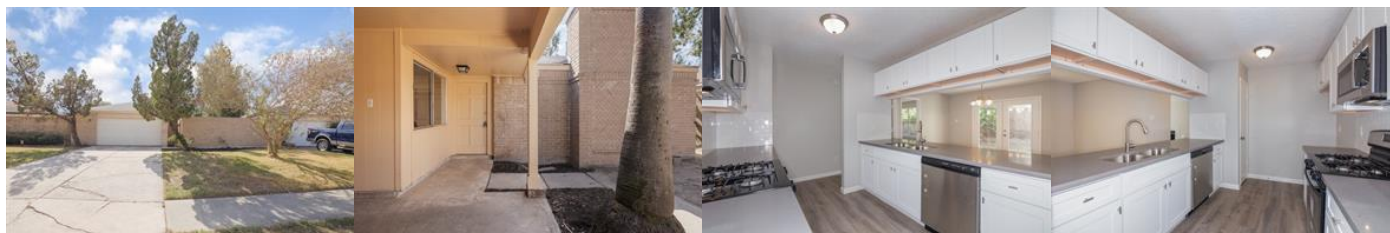
Sale Price: \$224,000	SP\$/SF: \$154.06	Close Date: 12/06/2024	CoOp: No
Adj Sale Price: \$224,000	Adj SP\$/SF: \$154.06	Days to Close: 5	Terms:
Seller Contribution: \$0	Repairs Paid: \$0	SP/LP #: 1.02	Title Pd By: Seller

Prepared By: Rachael Obella

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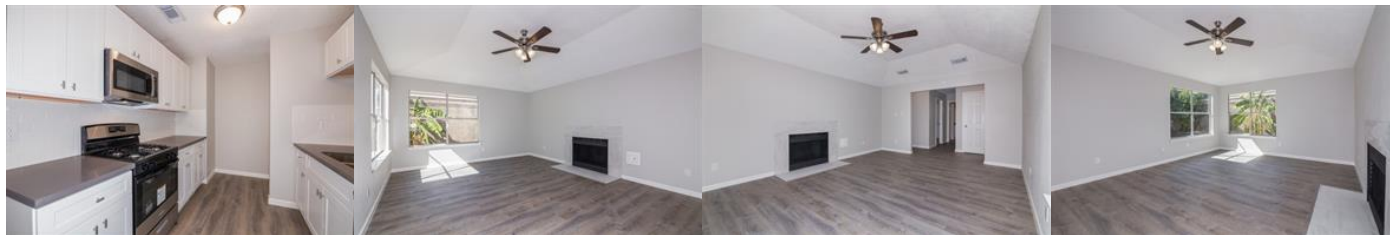


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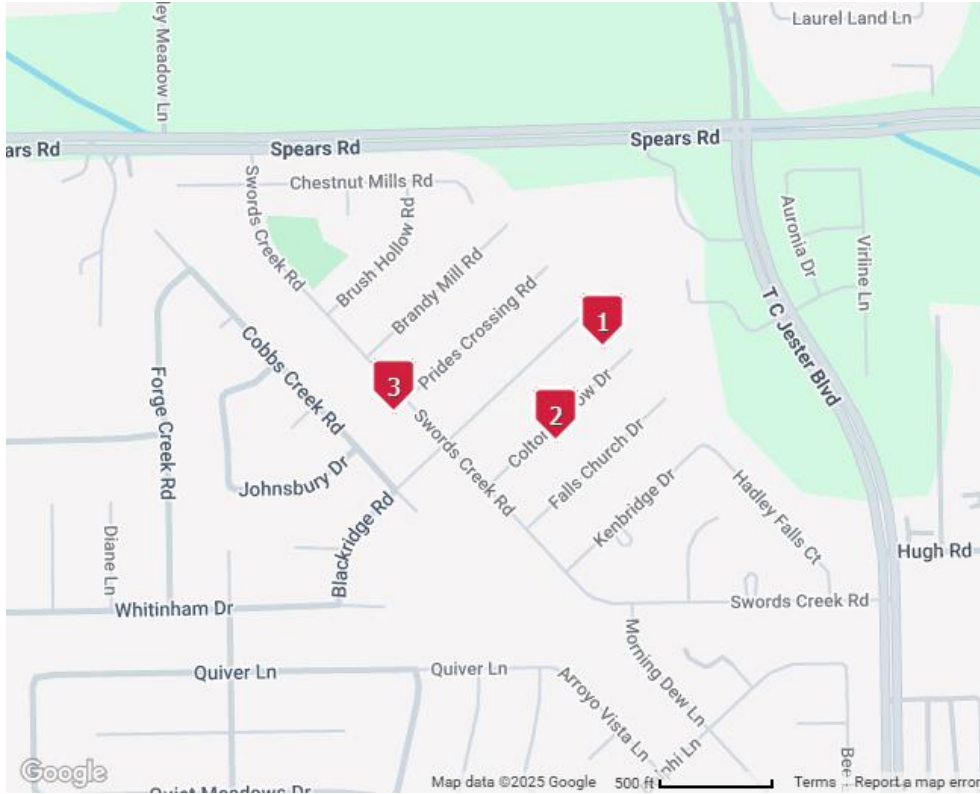
Ph: 8325857588

Blueberry Properties





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Blueberrie Properties



#	MLS#	Street Address	Status	Orig Price	Price	Prc \$/SqFt	Hse SqFt	Lot SqFt	Adj \$/SqFt	Bds/Bths	Yr Blt	DOM
1	35586322	2414 Colton Hollow Drive	CLOSD	\$235,000	\$200,000	\$137.55	1,454	5,820	\$137.55	3/2	1983	168
2	23967939	2451 Colton Hollow Drive	CLOSD	\$215,995	\$218,000	\$149.93	1,454	5,500	\$147.18	3/2	1983	19
3	65429828	12119 Swords Creek Road	CLOSD	\$219,900	\$224,000	\$154.06	1,454	5,950	\$154.06	3/2	1983	33

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Blueberrie Properties



Comparative Market Analysis

Prepared By: Rachael Obella

Listings as of 07/03/25 at 10:19 am

Status is 'Sold' 07/03/2025 to 07/03/2024 Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Property Type is 'Single-Family' Building SqFt is 1700 or less Year Built is 1997 or less Latitude, Longitude is around 29.95, -95.46

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%				
35586322	2414 Colton Hollow Drive	Heritage Village Sec 01	No	3	2	0	2	1,454	1983	5,820	\$205,000	\$140.99	*297	03/25/25	\$200,000	\$137.55	97.56				
23967939	2451 Colton Hollow Drive	Heritage Village Sec 01	No	3	2	0	2	1,454	1983	5,500	\$215,995	\$148.55	19	09/24/24	\$218,000	\$149.93	100.93				
65429828	12119 Swords Creek Road	Heritage Village Sec 01	No	3	2	0	2	1,454	1983	5,950	\$219,900	\$151.24	*59	12/06/24	\$224,000	\$154.06	101.86				
# LISTINGS:				3	Medians:				3	2	0	2	1,454	1983	5,820	\$215,995	\$148.55	59	\$218,000	\$149.93	100.93
					Minimums:				3	2	0	2	1,454	1983	5,500	\$205,000	\$140.99	19	\$200,000	\$137.55	97.56
					Maximums:				3	2	0	2	1,454	1983	5,950	\$219,900	\$151.24	297	\$224,000	\$154.06	101.86
					Averages:				3	2	0	2	1,454	1983	5,757	\$213,632	\$146.93	125	\$214,000	\$147.18	100.12

Quick Statistics (3 Listings Total)				
	Min	Max	Average	Median
List Price	\$205,000	\$219,900	\$213,632	\$215,995
Sold Price	\$200,000	\$224,000	\$214,000	\$218,000
Adj. Sold Price	\$200,000	\$224,000	\$212,667	\$214,000
LP/SF	\$140.99	\$151.24	\$146.93	\$148.55
SP/SF	\$137.55	\$154.06	\$147.18	\$149.93
Adj. SP/SqFt	\$137.55	\$154.06	\$146.26	\$147.18

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.