

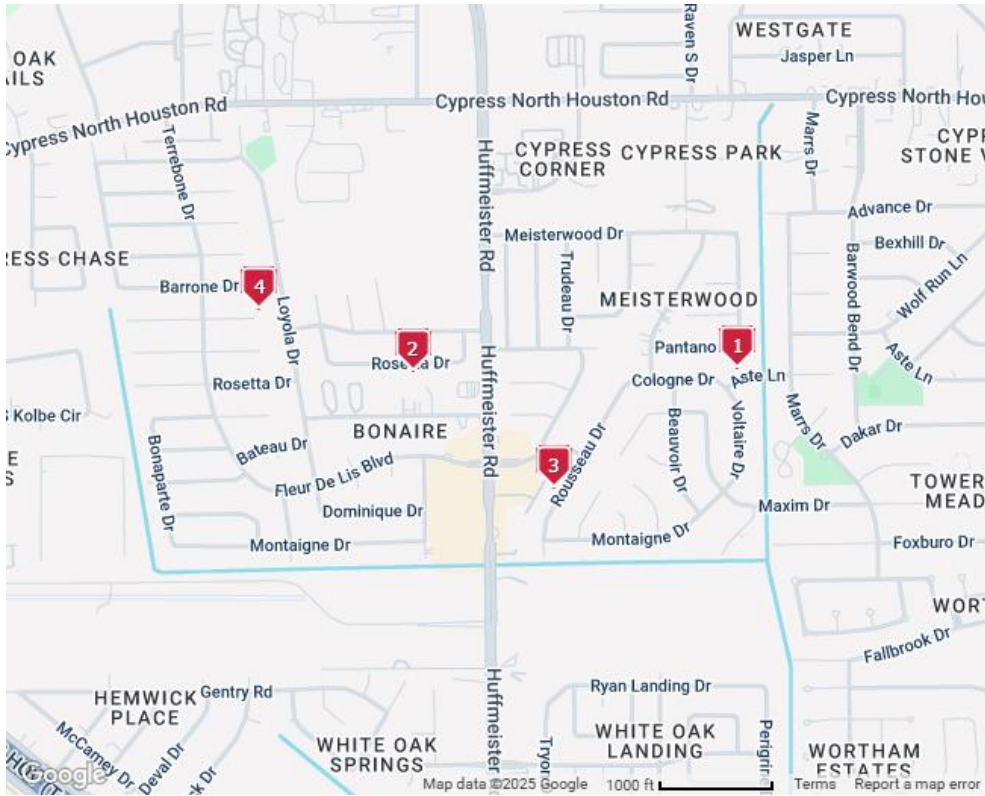


Rachael Obella

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	1	86693924	13210 Aste Lane	CLOSED	\$265,000	\$265,000	\$186.75	1,419	9,450	\$181.11	3/2	1974	41
2	2	24581625	13907 Rosetta Drive	CLOSED	\$285,000	\$265,000	\$161.59	1,640	6,900	\$157.93	3/2	1979	88
3	3	9708530	11243 Rousseau Drive	CLOSED	\$269,000	\$270,000	\$135.75	1,989	7,800	\$133.74	4/2	1976	13
4	4	62405252	14106 Bella Drive	CLOSED	\$289,000	\$284,000	\$182.75	1,554	11,650	\$178.70	4/2	1977	43

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Blueberrie Properties



Comparative Market Analysis

Prepared By: Rachael Obella

Listings as of 07/18/25 at 9:50 am

Status is 'Sold' 07/18/2025 to 07/18/2024 Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Property Type is 'Single-Family' Building SqFt is 2000 or less Year Built is 1988 or less Subdivision is like "Bonaire"

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%
24581625	13907 Rosetta Drive	Bonaire	No	3	2	0	2	1,640	1979	6,900	\$265,000	\$161.59	88	08/21/24	\$265,000	\$161.59	100.00
86693924	13210 Aste Lane	Bonaire Sec 01 R/P	No	3	2	0	2	1,419	1974	9,450	\$265,000	\$186.75	41	12/12/24	\$265,000	\$186.75	100.00
9708530	11243 Rousseau Drive	Bonaire Sec 01 R/P	No	4	2	0	2	1,989	1976	7,800	\$269,000	\$135.24	13	06/20/25	\$270,000	\$135.75	100.37
62405252	14106 Bella Drive	Bonaire Sec 04	Yes	4	2	0	2	1,554	1977	11,650	\$284,000	\$182.75	43	09/03/24	\$284,000	\$182.75	100.00
# LISTINGS:				4	Medians:			4	2	0	2	1,597	1977	8,625	\$267,000	\$172.17	100.00
					Minimums:			3	2	0	2	1,419	1974	6,900	\$265,000	\$135.24	100.00
					Maximums:			4	2	0	2	1,989	1979	11,650	\$284,000	\$186.75	100.37
					Averages:			4	2	0	2	1,651	1977	8,950	\$270,750	\$166.58	100.09

Quick Statistics (4 Listings Total)				
	Min	Max	Average	Median
List Price	\$265,000	\$284,000	\$270,750	\$267,000
Sold Price	\$265,000	\$284,000	\$271,000	\$267,500
Adj. Sold Price	\$257,000	\$277,700	\$264,925	\$262,500
LP/SF	\$135.24	\$186.75	\$166.58	\$172.17
SP/SF	\$135.75	\$186.75	\$166.71	\$172.17
Adj. SP/SqFt	\$133.74	\$181.11	\$162.87	\$168.32

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



Single-Family

Sold

ML#: **86693924**
 Address: **13210 Aste Lane**
 Area: **10**
 Tax Acc #: **106-995-000-0012**
 City/Location: **Houston**
 County: **Harris**
 Market Area: **1960/Cypress**
 Subdivision: **Bonaire Sec 01 R/P**
 SqFt: **1,419 / Appr Dist**
 Lot Size: **9,450 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 12 BLK 7 BONAIRE SEC 1 R/P**

List Price: **\$265,000**
 Orig Price: **\$265,000**
 LP/SF: **\$186.75**
 DOM: **41**
 Zip Code: **77065-1104**
 Bedrooms: **3/**
 Baths F/H: **2/0**
 Section #: **1**
 Year Built: **1974 / Appr Dist**
 Lot Value: **No**
 Lease Also: **No**

Directions: **Cypress N.Houston to Barwood Bend,right on Pantano, left on Marrs,right on Aste.**

Listing Office Information

List Agent: **MDHenderson/Misty D. Henderson**
 Agent Phone: **469-939-1777**
 Address: **16700 Huffmeister Road, Cypress TX 77429**
 List Agent Web:
 Agent Email: **misty@markdimasteam.com**
 Licensed Supervisor:

List Broker: **MADD01/Mark Dimas Properties**
 Appt #: **713-930-0427 / ShowingSmart Call Center (HAR)**
 Office Phone: **281-861-6199**
 Fax #:
 Office Web:

School Information

School District: **13 - Cypress-Fairbanks**
 Middle: **ARNOLD MIDDLE SCHOOL**
 2nd Middle:

Elem: **ADAM ELEMENTARY SCHOOL**
 High: **CY-FAIR 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: **Auto Garage Door Opener, Double-Wide Driveway**
 Showing **Lockbox Front**
 Instruct:

Stories: **1**
 Complete Date:
 Appx Complete:
 Acres: **.217 / 0 Up To 1/4 Acre**
 Access:
 Garage: **2/Attached Garage**
 Bedrooms: **3/**
 Baths F/H: **2/0**
 Builder Nm:
 LP/Lot SF **\$28.04**
 Carport:
 Key Map: **368Q**

Agent Remarks:

1) PLEASE SEE THE AGENT CHECKLIST (IN ATTACHMENTS) BEFORE SUBMITTING AN OFFER 2) Pre-Approval (or POF) is required with every offer. 3) TITLE INFO: Email LISTINGS@MARKDIMASTEAM.COM 4) Buyer to pay for Resale Certificate & New Survey (if applicable) 5) ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BY BUYER. 6) FHA eligible on 11/7/2024 - contract effective date on or after this date.

Physical Property Description:

Beautifully Renovated single-story home including a New Roof / Siding / Fascia / Soffit / and Flooring! Inside, you'll find neutral paint throughout, stunning marble-look tile, a spacious living room with a vaulted ceiling, recessed lighting, and an eat-in kitchen with granite countertops and a stainless steel stove/range. There's fresh carpet in the bedrooms including the master suite with its own access to the huge covered back patio with ceiling fans - great for entertaining in addition to the large backyard! Conveniently located with easy access to the neighboring Cypress area, Hwy 290, Hwy6/FM 1960, and Hwy 249!

Rooms Information

Room	Dimensions	Location
Primary Bedroom	17 x 11	1st
Bedroom	12 x 10	1st
Breakfast	9 x 6	1st

Room	Dimensions	Location
Bedroom	12 x 10	1st
Living Room	22 x 17	1st

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

Bedroom Desc: **En-Suite Bath, Walk-In Closet**

Room Desc: **1 Living Area, Breakfast Room, Kitchen/Dining Combo, Utility Room in House**

Kitchen Desc: **Pantry**



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Interior, Exterior, Utilities and Additional Information

Microwave:	Dishwasher: Yes	Compactor:	Disposal: Yes
Fireplace:		Utility Dist: Yes	Sep Ice Mkr:
Connect:	Electric Dryer Connections, Washer Connections	Range: Electric Range	
Energy:	Attic Vents, Ceiling Fans	Flooring: Carpet, Tile	
Oven:	Electric Oven	Foundation: Slab	
Green/Energy Cert:		Countertops: Granite	
Roof:	Composition	Prvt Pool: No	
Interior:	Fire/Smoke Alarm, High Ceiling, Window Coverings	Area Pool:	
Exterior Constr:	Brick	Waterfront Feat:	
Exterior:	Back Yard, Back Yard Fenced, Covered Patio/Deck, Patio/Deck	Water/Sewer: Water District	
Lot Description:	Subdivision Lot	Cool: Central Electric	
Heat:	Central Electric	Golf Course Nm:	
St Surf:		Exclusions:	
Restrictions:	Deed Restrictions		
Disclosures:	Mud, Sellers Disclosure		
55+ Community:	No	City/ETJ: HOUSTON ETJ	
Sub Lake Access:		PID:	
HOA Amenities:	Clubhouse, Playground, Pool		
Accessibility:			
Mgmt Co./HOA Name:	Yes / Bonaire CIA / 713-686-4692	List Type: Exclusive Right to Sell/Lease	
List Date:	09/24/2024	T/Date:	

Financial Information

Finance Cnsdr: Cash Sale, Conventional, VA	
Seller May Contribute to Buyer Expenses Up To:	
Ownership Type:	
Maint. Fee: Mandatory/\$350/Annually	Vac Rental:
Other Mand Fee: Yes/\$350/Transfer Fee (not verified)	Maint Includes: Clubhouse, Grounds, Recreational Facilities
Taxes w/o Exemptions: \$3,358/2023	Exemptions:
Loss Mitigation:	Tax Rate: 2.0853
Auction:	Online Bidding: No

Pending Information

Pending Date: 11/04/2024	Est Close Dt:	OPT End:	Sell Agt Rep Buyer: Yes
Sell Agent: Rosalva Mabile (mabile)		Sell Broker: JLA Realty (JLAR01)	
TREC #:			
Sell Team			
Name:			
Contingent on Sale of Other Property:			

Sold Information

Sale Price: \$265,000	SP\$/SF: \$186.75	Close Date: 12/12/2024	CoOp: Yes
Adj Sale Price: \$257,000	Adj SP\$/SF: \$181.11	Days to Close: 38	Terms:
Seller Contribution: \$8,000	Repairs Paid: \$0	SP/LP #: 1.00	Title Pd By: Seller

Prepared By: Rachael Obella

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

Date: 07/18/2025 9:49 AM

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Photos



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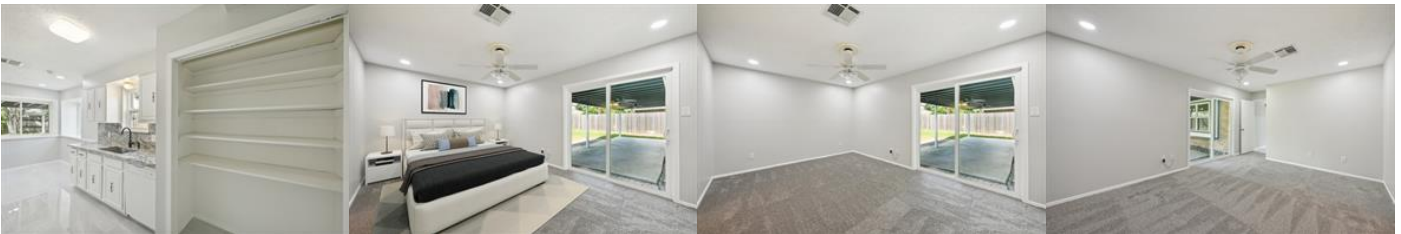


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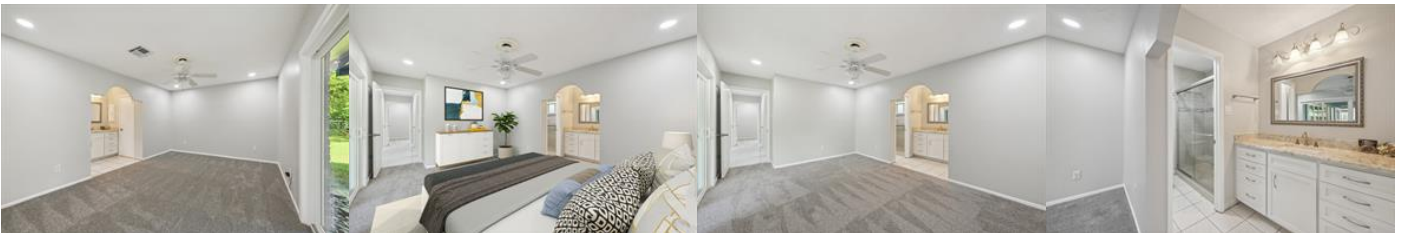
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Blueberry Properties





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Blueberry Properties

Listing



Single-Family

Sold

ML#: **24581625**
 Address: **13907 Rosetta Drive**
 Area: **10**
 Tax Acc #: **114-240-022-0031**
 City/Location: **Cypress**
 County: **Harris**
 Market Area: **Cypress North**
 Subdivision: **Bonaire**
 SqFt: **1,640 / Appr Dist**
 Lot Size: **6,900 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 31 BLK 22 BONAIRE SEC 7**

List Price: **\$265,000** ↓
 Orig Price: **\$285,000**
 LP/SF: **\$161.59**
 DOM: **88**
 Zip Code: **77429-2591**
 Bedrooms: **3/**
 Baths F/H: **2/0**
 Section #: **07**
 Year Built: **1979 / Appr Dist**
 Lot Value: **No**
 Lease Also: **No**

Directions: **From 290, take Huffmeister North, turn left on Bella, turn first left on Rosetta. House will be on the left.**

Listing Office Information

List Agent: <u>JAGordy/Julie Gordy Caraway</u>	List Broker: <u>FATH01/Fathom Realty</u>
Agent Phone: <u>281-743-3734</u>	Appt #: <u>713-930-0427</u> / ShowingSmart Call Center (HAR)
Address: 6725 S Fry Rd. Ste 700-368, Katy TX 77494	Office Phone: <u>888-455-6040</u>
List Agent Web:	Fax #:
Agent Email: <u>julie.caraway@outlook.com</u>	Office Web:
Licensed Supervisor:	

School Information

School District: <u>13 - Cypress-Fairbanks</u>	Elem: <u>LAMKIN ELEMENTARY SCHOOL</u>
Middle: <u>ARNOLD MIDDLE SCHOOL</u>	High: <u>CY-FAIR HIGH SCHOOL</u>
2nd Middle:	

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

Description Information

Style: Ranch, 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: .158 / 0 Up To 1/4 Acre	LP/Lot SF: \$38.41
Fr. Door Faces:	Access:	Carpport:
Gar/Car: Auto Garage Door Opener	Garage: 2/Attached Garage	
Showing: Lockbox Back		Key Map: 368P

Instruct:

Agent Remarks:

Supra in backyard on gas meter. Measurements are approximate. Please verify if important.

Physical Property Description:

Beautifully remodeled 3 bedrooms, 2 bathrooms, with new roof in 2020! Complete re-pipe with PVC and new faucets. Features recessed LED lighting and soft-close drawers throughout. Primary bedroom has double barn doors to primary bathroom and large closet. Large backyard with recent Patio with Pergola, new Putting Green and firepit for entertaining, along with Blackstar gravel surrounding house for improved drainage. Solar screens added to back of the house, new insulation, new ductwork, new fireplace insert. This house has so much to offer!!

Rooms Information

<u>Room</u>	<u>Dimensions</u>	<u>Location</u>	<u>Room</u>	<u>Dimensions</u>	<u>Location</u>
Primary Bedroom	14 x 14	1st	Bedroom	11 x 11	1st
Bedroom	12 x 11	1st	Kitchen	19 x 14	1st
Den	22 x 16	1st			

Bathroom Desc:

Bedroom Desc:

Room Desc:

Kitchen Desc:



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Blueberry Properties

Interior, Exterior, Utilities and Additional Information

Microwave:	Dishwasher: Yes	Compactor:	Disposal:
Fireplace: 1		Utility Dist:	Sep Ice Mkr:
Connect:		Range:	
Energy: Ceiling Fans		Flooring:	
Oven:		Foundation: Slab	
Green/Energy Cert:		Countertops: Quartz	
Roof: Composition		Prvt Pool: No	
Interior:		Area Pool:	
Exterior Constr: Brick, Cement Board		Waterfront Feat:	
Exterior:		Water/Sewer: Public Sewer, Water District	
Lot Description: Subdivision Lot		Cool: Central Electric	
Heat: Central Gas		Golf Course Nm:	
St Surf:		Exclusions:	
Restrictions: Unknown			
Disclosures: Mud, Sellers Disclosure		City/ETJ: HOUSTON ETJ	
55+ Community: No		PID:	
Sub Lake Access:			
HOA Amenities:			
Accessibility:			
Mgmt Co./HOA Name: Yes / Bonaire HOA / 713-686-4692		List Type: Exclusive Right to Sell/Lease	
List Date: 04/11/2024	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: Mandatory/\$260/Annually	Maint Includes:
Other Mand Fee: Yes/250	Exemptions:
Taxes w/o Exemptions: \$5,586/2023	Tax Rate: 2.0853
Loss Mitigation:	Auction:
	Online Bidding:

Pending Information

Pending Date: 07/18/2024	Est Close Dt:	OPT End:	Sell Agt Rep Buyer: No
Sell Agent: Lillian Hermes (LILYHERMES)		Sell Broker: Jason Mitchell Real Estate LLC (JMRL01)	
TREC #:			
Sell Team Name:			
Contingent on Sale of Other Property:			

Sold Information

Sale Price: \$265,000	SP\$/SF: \$161.59	Close Date: 08/21/2024	CoOp: Yes
Adj Sale Price: \$259,000	Adj SP\$/SF: \$157.93	Days to Close: 34	Terms:
Seller Contribution: \$5,000	Repairs Paid: \$1,000	SP/LP #: 1.00	Title Pd By: Seller

Prepared By: Rachael Obella

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

Date: 07/18/2025 9:49 AM

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Beautiful curb appeal.

Two-car garage with large driveway for parking.

Entryway.



Beautifully remodeled kitchen (2020) with quartz countertops and soft-close drawers.



Large open concept living area with fireplace. Garage door entry on the right. Entry to the primary suite on the far right.



Large open concept living area connected to kitchen. Entry to secondary bedrooms and full secondary bathroom to the right.

Primary suite - bedroom, walk-in closet, bathroom with quartz countertops and soft-close bathroom drawers.

Primary bedroom.



Primary bathroom - shower to the left and walk-in closet to the right.

Primary bathroom shower.



Large primary walk-in closet.

Secondary bedroom on the left.



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Secondary bedroom on the right.

Secondary bathroom with quartz countertops. Bathtub and shower. Located in hallway between the two secondary bedrooms.



Recently installed pergola in large open backyard.

Recently installed firepit for entertainment in warmth in the cold months!



Recently installed putting green provides endless entertainment for your family and friends!



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Blueberry Properties

Listing



Single-Family

Sold

ML#:	9708530	List Price:	\$269,000
Address:	<u>11243 Rousseau Drive</u>	Orig Price:	\$269,000
Area:	10	LP/SF:	\$135.24
Tax Acc #:	<u>106-991-000-0011</u>	DOM:	13
City/Location:	Houston	Zip Code:	77065-2027
County:	Harris	Bedrooms:	4/4
Market Area:	1960/Cypress	Baths F/H:	2/0
Subdivision:	Bonaire Sec 01 R/P	Section #:	1
SqFt:	1,989 / Seller	Year Built:	1976 / Appr Dist
Lot Size:	7,800 / Appr Dist	Lot Value:	No
Master Planned:	No	Lease Also:	No
Legal Desc:	LT 11 BLK 3 BONAIRE SEC 1 R/P		

Directions: **290 to Huffmeister, go north to Fleur De Lis then east to Rousseau. Turn right 1/2 block.**

Listing Office Information

Listing Team:	<u>(173283415) Houston Properties Team</u>		
List Agent:	<u>brittc/Brittney A. Coyle</u>	List Broker:	<u>kwpt01/Keller Williams Memorial</u>
Agent Phone:	<u>713-553-1808</u>	Appt #:	<u>713-930-0427</u> / ShowingSmart Call Center (HAR)
List Team Name:	<u>Houston Properties Team</u>		
Address:	1220 Augusta Ste 300, Houston TX 77057 - 1118		
List Agent Web:		Office Phone:	<u>713-461-9393</u>
Agent Email:	<u>brittney@houstonproperties.com</u>		
Licensed Supervisor:	Roger Aad	Office Web:	<u>http://www.kwmemorial.com</u>

School Information

School District:	<u>13 - Cypress-Fairbanks</u>	Elem:	<u>ADAM ELEMENTARY SCHOOL</u>
Middle:	<u>ARNOLD MIDDLE SCHOOL</u>	High:	<u>CY-FAIR HIGH SCHOOL</u>
2nd Middle:			

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Description Information

Style:	Ranch	# Stories:	1	Bedrooms:	4/4
Type:	Free Standing	Complete Date:		Baths F/H:	2/0
New Constr.:	No	Appx Complete:		Builder Nm:	
Lot Dim:		Acres:	.179 / 0 Up To 1/4 Acre	LP/Lot SF	\$34.49
Frnt. Door Faces:	East	Access:		Carpport:	
Gar/Car:	Converted Garage, Double-Wide Driveway	Garage:	2/Attached Garage		
Showing	Appointment Required, Supra Keybox, Vacant/Unoccupied			Key Map:	368T

Agent Remarks:

All dimensions are approximate. Please independently verify dimensions for accuracy. Buyer will need to purchase a new survey. *GARAGE HAS BEEN CONVERTED TO A BEDROOM BUT CAN BE CONVERTED BACK TO A 2-CAR GARAGE!*** There is a storage shed in the backyard for additional storage needs.**

Physical Property Description:

Step into timeless charm w/ this beautifully updated one-story home in Bonaire, offering both convenience & style. This low-maintenance property features 4 bedrooms, 2 bathrooms & thoughtful upgrades throughout. The expansive living area boasts large windows for abundant natural light, seamless patio access & a spacious, open layout ideal for entertaining or relaxing. The remodeled kitchen delights w/ granite countertops, a breakfast bar, ample cabinetry, a roomy walk-in pantry & laundry room. Enjoy the privacy of a dedicated study—ideal for work or hobbies—or an additional bedroom space w/ a walk-in closet. Step outside to a large covered patio overlooking the private, 8 ft fenced yard w/ an outdoor AC'ed storage shed for convenience. Residents enjoy access to a clubhouse, sparkling community pool, low HOA fees & proximity to 290, 99, top dining, retail & shopping destinations. Zoned to top-rated CFISD! Freshly painted interior and exterior, landscaping & much more!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	16 x 14	1st	Bedroom	10 x 12	1st
Bedroom	11 x 10	1st	Bedroom	18 x 12	1st



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Living Room 16 x 22 1st | **Breakfast** 6 x 7 1st

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

Bedroom Desc: **All Bedrooms Down, Primary Bed - 1st Floor, Walk-In Closet**

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

Kitchen Desc: **Breakfast Bar, Kitchen open to Family Room, Pantry, Walk-in Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:	No	Disposal:	Yes
Fireplace:				Utility Dist:	Yes	Sep Ice Mkr:	No
Connect:	Electric Dryer Connections, Washer Connections			Range:	Electric Range		
Energy:	Ceiling Fans, HVAC>15 SEER, Insulated/Low-E windows, Insulation - Blown Cellulose			Flooring:	Carpet, Travertine		
Oven:	Electric Oven			Foundation:	Slab		
Green/Energy Cert:				Countertops:	Granite		
Roof:	Composition			Prvt Pool:	No		
	Crown Molding, Dryer Included, Fire/Smoke Alarm, Prewired for Alarm System, Refrigerator Included, Washer Included, Window Coverings			Area Pool:	Yes		
Interior:				Waterfront Feat:			
Exterior Constr:	Brick, Cement Board			Water/Sewer:	Public Sewer, Public Water		
Exterior:	Back Green Space, Back Yard, Back Yard Fenced, Covered Patio/Deck, Fully Fenced, Sprinkler System, Storage Shed			Cool:	Central Electric		
Lot Description:	Subdivision Lot			Golf Course Nm:			
Heat:	Central Electric, Window Unit			Exclusions:	None		
St Surf:	Concrete, Curbs			City/ETJ:	HOUSTON ETJ		
Restrictions:	Deed Restrictions			PID:			
Disclosures:	Mud, Sellers Disclosure						
55+ Community:	No						
Sub Lake Access:	No						
HOA Amenities:	Clubhouse, Playground, Pool						
Accessibility:							

Mgmt Co./HOA Name: **Yes / Bonaire Community Improvement / 713-686-4692 <https://bonairehoa.weebly.com/a-bout-us.html>**

List Date: **05/15/2025** Expire Date: T/Date: **Exclusive Right to Sell/Lease**

Financial Information

Finance Cnsdr:	Cash Sale, Conventional, FHA, VA		
Seller May Contribute to Buyer Expenses Up To:	\$0		
Ownership Type:	Full Ownership	Vac Rental:	Not Allowed
Maint. Fee:	Mandatory/\$300/Annually	Maint Includes:	Clubhouse, Grounds, Other, Recreational Facilities
Other Mand Fee:	Yes/300/242/Transfer Fee/Resale Certificate		
Taxes w/o Exemptions:	\$4,547/2024		
Loss Mitigation:	No	Auction:	No
		Exemptions:	
		Tax Rate:	2.1598
		Online Bidding:	No

Pending Information

Pending Date:	05/28/2025	Est Close Dt:		OPT End:		Sell Agt Rep Buyer:	No
Sell Agent:	David Tello (dtello)	Sell Broker:	Inc Realty (INCR01)				
TREC #:							
Sell Team Name:							
Contingent on Sale of Other Property:							

Sold Information

Sale Price:	\$270,000	SP\$/SF:	\$135.75	Close Date:	06/20/2025	CoOp:	Yes
Adj Sale Price:	\$266,000	Adj SP\$/SF:	\$133.74	Days to Close:	23	Terms:	FHA
Seller Contribution:	\$4,000	Repairs Paid:	\$0	SP/LP #:	1.00	Title Pd By:	Seller

Prepared By: Rachael Obella

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Date: 07/18/2025 9:49 AM

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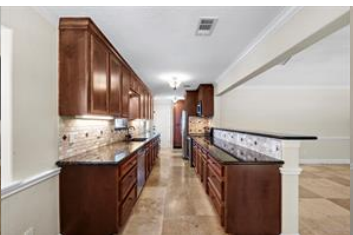


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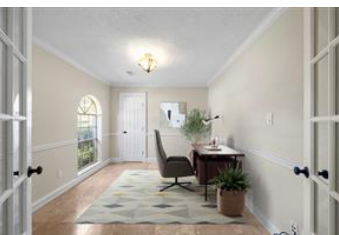
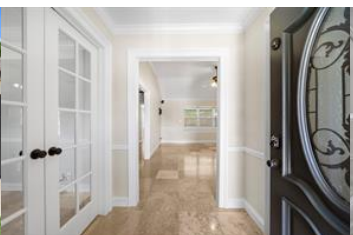


Welcome to 11243 Rousseau Dr in Bonaire, a beautifully updated one-story brick home offering 4 bedrooms, 2 baths. Enjoy low-maintenance landscaping, a private fenced yard, and a covered patio, with access to premier dining, shopping, community pool, clubhouse, and convenient routes to 99.

Spacious living area showcases expansive windows overlooking the private backyard and easy access to the covered patio. Open layout flows seamlessly into the dining and kitchen spaces, while tile flooring and vaulted ceilings create a bright, inviting setting ideal for everyday comfort or entertaining. This photo has been virtually staged.

Remodeled kitchen features granite countertops, an abundance of espresso cabinetry, and a long breakfast bar with glazed tile backsplash. Ample storage and expansive counter space create a functional culinary hub, while the walk-in pantry with deep shelves provides easy access to essentials.

Expansive primary bedroom showcases crown molding, tile flooring, and a wall of windows with tranquil backyard views. Built-in shelving and dual closets offer abundant storage, while the open layout provides flexibility for both rest and personalized decor. This photo has been virtually staged.

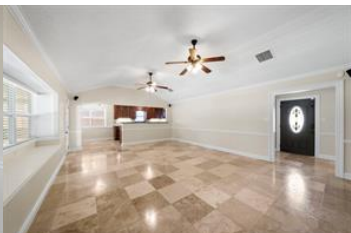


Enjoy a private fenced yard featuring lush green space, vibrant landscaping beds, and a paved walkway leading to a spacious covered patio—ideal for outdoor dining or entertaining. A separate storage shed offers added convenience, while the low-maintenance lot ensures easy upkeep year-round.

The manicured lawn and thoughtfully designed flower bed create a welcoming entrance to this updated single-story brick home. A custom wrought-iron gate frames the covered entryway, offering both style and security while enhancing the attractive curb appeal.

Inviting foyer welcomes you with elegant crown molding, neutral palette, and timeless tile flooring. French doors lead to a dedicated study brimming with natural light, while the open hallway reveals the spacious living area beyond—setting the stage for comfortable single-story living.

French doors open to a spacious dedicated study or additional bedroom w/ a walk in closet, featuring elegant crown molding and abundant natural light from an arched window. This photo has been virtually staged.



Dedicated study or additional bedroom features elegant crown molding, walk-in closet and a striking arched window that fills the space with natural light.

Expansive open-concept living and dining area showcases gleaming tile flooring, dual ceiling fans, and vaulted ceilings for a spacious feel. Large bay window seat and wide entryway seamlessly connect to the remodeled kitchen and patio, creating an inviting space for gatherings or everyday relaxation.

Expansive open living and dining area features elegant tile flooring, double ceiling fans, and vaulted ceilings for a grand, airy feel. Large picture windows and patio access bathe the space in natural light, seamlessly connecting to the updated kitchen and casual dining nook for effortless entertaining.

Spacious living area boasts polished tile flooring, dual ceiling fans, and neutral tones for versatile style. Large picture window and glass door offer garden views and patio access, creating an airy setting ideal for flexible entertaining or relaxation.





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Remodeled kitchen boasts granite countertops, espresso cabinetry, and a breakfast bar that overlooks the spacious open living area. Tile flooring flows throughout, while the open layout enhances everyday convenience and offers seamless sightlines to both casual and formal dining spaces.

Elegant galley kitchen is outfitted with extensive espresso cabinetry, sleek granite countertops, and a stone tile backsplash with detailed accents. A wide breakfast bar opens to the living area, while under-cabinet lighting and stainless appliances ensure both style and everyday functionality.

A dedicated utility room with abundant cabinetry and a washer/dryer sits conveniently off the remodeled kitchen, making household tasks effortless. The kitchen boasts upgraded stainless steel appliances, granite counters, and a deep pantry, all complemented by tile flooring that transitions seamlessly into each space.

Remodeled galley kitchen features gleaming granite countertops, a long breakfast bar with detailed stone backsplash, and espresso cabinetry offering abundant storage. Enjoy open sightlines to the breakfast nook and outdoor views, with natural light creating an inviting space for everyday culinary inspiration.



Sunlit breakfast area offers a welcoming casual dining space with dual windows overlooking the private fenced yard. Open to the kitchen and living area, this spot boasts elegant tile flooring and easy access to the remodeled kitchen—ideal for relaxed mornings or informal meals.

Breakfast nook features wraparound windows with sweeping views of the private backyard and covered patio. Spacious layout and polished tile flooring create an inviting setting for casual dining or enjoying morning coffee steps from the kitchen.

Dedicated utility room boasts built-in upper and lower cabinetry, a deep countertop with task lighting, and extensive shelving for organized storage. Washer and dryer remain conveniently tucked beneath custom cabinets, while tile flooring ensures easy upkeep and everyday functionality.

The Primary bedroom features ample natural light from triple windows, elegant crown molding, and neutral tile flooring.

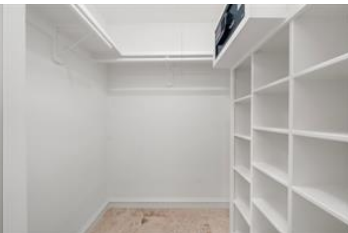
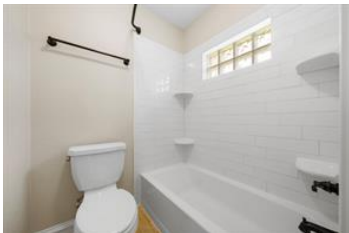


Bathed in natural light from three oversized windows, this primary bedroom features gleaming tile floors, crown molding, and built-in shelving.

This primary bedroom features neutral tile flooring, crisp wainscoting, and built-in shelving by the window for display or storage.

Warm wood cabinetry and tile flooring combine for a timeless, well-organized space easily accessed from the adjoining primary bedroom.

Freshly updated primary bath features a tub/shower combo with classic subway tile surround, a spacious vanity with rich wood cabinetry, and a large mirror for a bright, polished feel.



Bright primary bathroom features a classic tub/shower combination with crisp white subway tile surround, inset shelving, and a frosted glass window for added privacy and natural light.

Expansive walk-in closet features built-in shelving and double hanging rods, offering generous storage for clothing, shoes, and accessories. Thoughtful design keeps everything organized and easily accessible, perfectly complementing the home's updated layout.

Designed as an additional bedroom, home theater or game room, this versatile space offers a plush sectional with recliners, ample room for seating, and wall-mounted inspiration with movie art. Neutral tones and double-door storage add to the comfortable, organized atmosphere for entertainment or relaxation. This photo has been virtually staged.

Freshly painted walls and plush neutral carpet create a welcoming feel in this expansive secondary bedroom. Double-door closet with upper storage maximizes organization, while the versatile layout easily accommodates furnishings for restful sleep or a personal workspace.



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Dedicated secondary bedroom features large tile flooring, built-in ceiling fan, and walk-in closet.



Updated secondary bath features a deep tub/shower combo with sleek black hardware, a window for natural light, and built-in shelving for added convenience. Rich wood cabinetry, granite countertops, and oil-rubbed bronze fixtures blend style with daily functionality in this thoughtfully appointed space.

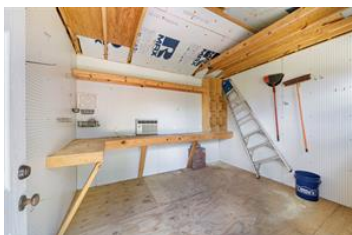


Expansive covered patio offers generous space for outdoor dining and relaxation, complete with dual ceiling fans and convenient TV mount. Overlooking a private fenced yard with lush landscaping and twin porch swings, this area delivers low-maintenance enjoyment year-round.



Expansive covered patio features twin porch swings and dual ceiling fans, creating a breezy spot for outdoor relaxation or entertaining.

Overlooking manicured landscaping and a large shade tree, the space seamlessly connects to a private fenced yard with a dedicated storage shed for added convenience.



Enjoy a spacious outdoor storage shed ideal for hobbies, yard tools, or seasonal decor, featuring a built-in workbench, wall-mounted pegboard for organized tool storage, and dedicated shelving. An in-unit A/C window unit and solid plywood flooring make this functional space comfortable and versatile year-round.



Enjoy a beautifully manicured backyard featuring a spacious covered patio with ceiling fans—ideal for outdoor entertaining or relaxing year-round. The private fenced yard includes vibrant landscaping beds and a large storage shed, offering plenty of space for gardening, hobbies, and effortless low-maintenance living.



A brick walkway leads through the expansive backyard to a generous covered patio, boasting twin porch swings and ceiling fans for year-round relaxation. Enjoy low-maintenance landscaping and manicured planting beds, all within a private, fully fenced yard—ideal for effortless outdoor entertaining or quiet evenings at home.



Aerial view showcases the peaceful Bonaire neighborhood, with the property situated near wide green spaces and the community playground & pool. Enjoy a tranquil residential setting with convenient access to recreational amenities, top shopping, dining, and quick connectivity to 290, Beltway, 610 & 99.



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Listing



Single-Family

Sold

ML#: **62405252**
 Address: **[14106 Bella Drive](#)**
 Area: **10**
 Tax Acc #: **[110-184-000-0060](#)**
 City/Location: **Cypress**
 County: **Harris**
 Market Area: **Cypress North**
 Subdivision: **Bonaire Sec 04**
 SqFt: **1,554 / Appr Dist**
 Lot Size: **11,650 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 60 BLK 21 BONAIRE SEC 4**

List Price: **\$284,000** ↓
 Orig Price: **\$289,000**
 LP/SF: **\$182.75**
 DOM: **43**
 Zip Code: **77429-2555**
 Bedrooms: **4/**
 Baths F/H: **2/0**
 Section #: **4**
 Year Built: **1977 / Appr Dist**
 Lot Value: **No**
 Lease Also: **No**

Directions: **Huffmeister, Left on Fleur de Lis, Right on Bella**

Listing Office Information

List Agent: **[COMPASS/Brian A. Rohe](#)**

List Broker: **[ROHR01/Rohe Realty](#)**

Agent Phone: **[713-542-7355](#)**

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

Address: **12526 Mill Hedge Dr, Houston TX 77070**

Office Phone: **[713-542-7355](#)**

List Agent Web: **<http://www.roherealty.com>**

Fax #:

Agent Email: **brian@roherealty.com**

Office Web:

Licensed Supervisor:

School Information

School District: **[13 - Cypress-Fairbanks](#)**
Middle: **[ARNOLD MIDDLE SCHOOL](#)**

Elem: **[LAMKIN ELEMENTARY SCHOOL](#)**
High: **[CY-FAIR 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: **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: **.267 / 1/4 Up to 1/2 Acre**
 Frt. Door Faces: **South** Access: LP/Lot SF **\$24.38**
 Gar/Car: Garage: **2/Attached Garage** Carport:

Showing **Lockbox Front, Vacant/Unoccupied**

Key Map: **368P**

Instruct:

Agent Remarks:

Physical Property Description:

Boom! Totally redone 4 bed home with Big covered patio on a Big 1/4 acre cul-de-sac lot with Big trees overlooking a Big Pool all for well under 300k. NEW carpet, NEW paint, NEW stove/micro, NEW backsplash/granite, in kitchen, NEW LED lighting, NEW showers. Home features 2" plantation style shutters. Laundry room in the house. Low HOA, Great Location near 290, Cy-Fair schools, quiet street.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	1 x 1	1st	Bedroom	1 x 1	1st
Bedroom	1 x 1	1st	Bedroom	1 x 1	1st

Bathroom Desc:

Bedroom Desc:

Room Desc: **Utility Room in House**

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



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Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:	No	Disposal:	Yes
Fireplace:	1			Utility Dist:		Sep Ice Mkr:	
Connect:	Electric Dryer Connections, Washer Connections			Range:	Freestanding Range		
Energy:	Ceiling Fans, Digital Program Thermostat			Flooring:			
Oven:	Freestanding Oven			Foundation:	Slab		
Green/Energy Cert:				Countertops:	Granite		
Roof:	Composition			Prvt Pool:	Yes/In Ground		
Interior:				Area Pool:	Yes		
Exterior Constr:	Brick, Vinyl			Waterfront Feat:			
Exterior:				Water/Sewer:	Public Sewer, Public Water		
Lot Description:	Cul-De-Sac, Subdivision Lot			Cool:	Central Electric		
Heat:	Central Electric			Golf Course Nm:			
St Surf:	Concrete, Curbs			Exclusions:			
Restrictions:	Deed Restrictions						
Disclosures:	Mud, Owner/Agent, Sellers Disclosure			City/ETJ:	HOUSTON ETJ		
55+ Community:	No			PID:			
Sub Lake Access:							
HOA Amenities:							
Accessibility:							
Mgmt Co./HOA Name:	Yes / Action Property Management / 713-686-4692			List Type:	Exclusive Right to Sell/Lease		
List Date:	06/10/2024	Expire Date:		T/Date:			

Financial Information

Finance Cnstr:	Cash Sale, Conventional, USDA Loan, VA		
Seller May Contribute to Buyer Expenses Up To:			
Ownership Type:		Vac Rental:	
Maint. Fee:	Mandatory/\$240/Annually	Maint Includes:	Recreational Facilities
Other Mand Fee:	No	Exemptions:	
Taxes w/o Exemptions:	\$4,244/2023	Tax Rate:	2.0853
Loss Mitigation:		Online Bidding:	

Pending Information

Pending Date:	07/23/2024	Est Close Dt:		OPT End:		Sell Agt Rep Buyer:	Yes
Sell Agent:	Travis Salande (tsalande)	Sell Broker:	Executive Texas Realty (ETER01)				
TREC #:							
Sell Team Name:							
Contingent on Sale of Other Property:							

Sold Information

Sale Price:	\$284,000	SP\$/SF:	\$182.75	Close Date:	09/03/2024	CoOp:	No
Adj Sale Price:	\$277,700	Adj SP\$/SF:	\$178.70	Days to Close:	42	Terms:	FHA
Seller Contribution:	\$5,000	Repairs Paid:	\$1,300	SP/LP #:	1.00	Title Pd By:	Seller

Prepared By: Rachael Obella

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