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**FROSTWOOD AT A GLANCE**

Homes: 336  
Currently listed: 4  
Range: \$525,000 to \$1.79 million  
Schools (& ratings):  
Frostwood Elementary: Exemplary  
Memorial Middle: Exemplary  
Memorial High: Recognized



# Frostwood: you can go home again

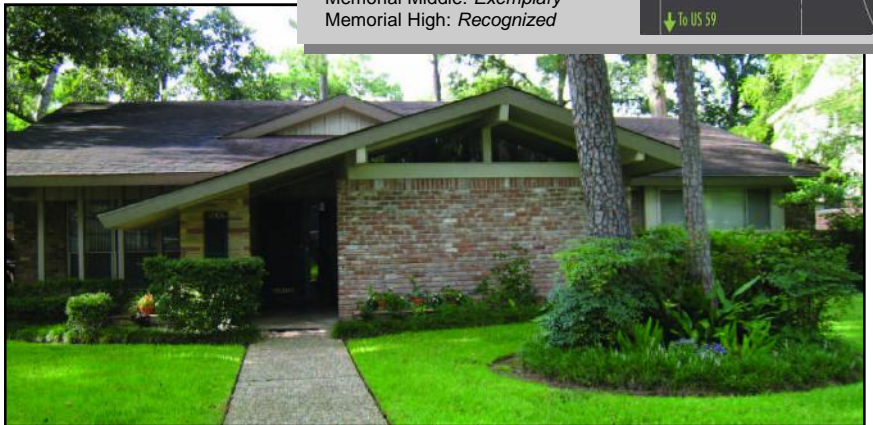
BY HELENE ACHANZAR  
HOUSTON.BLOCKSHOPPER.COM

Children raised since the early 1960s in Memorial's Frostwood subdivision are today as adult home-buyers flocking back to the neighborhood to snap up properties there, reports Catherine Shaffer, agent with Heritage Texas Properties.

Shaffer, herself a former Frostwood resident, understands well the subdivision's lure. "I like the neighborhood's layout, the streets, the construction of the homes," she says.

Throughout Frostwood are traditional style, one- or two-story dwellings. Typical is the four-bedroom, single-story home at 12306 Rip Van Winkle Dr, which Shaffer is listing at \$499,000.

Conveniently located just east of the Sam Houston Tollway and south of Interstate 10, Frostwood offers easy access to Memorial City Shopping Center as well as Town and Country Village Shopping Center. Also nearby is Memorial Forest Club, offering swimming, tennis, and other recreation and leisure activities. Frostwood is within the Spring Branch Independent School District.



Two cars can park in the driveway or garage of this Frostwood home at 12306 Rip Van Winkle Dr. Terrazzo flooring sets off the home's kitchen (right), which features double oven and generous countertop space, plus views of the den and breakfast area. Cozy living room (below) includes fireplace and opens to the inviting, party-perfect backyard. Home, typical of many in Frostwood, is selling for \$499,000.



↑↓ **THE LIST** Houston real estate highs & lows

**PROPERTY TAXES: Top payers in Piney Point Village**

- \$99,250:** 11682 Arrowwood Cir
- \$81,902:** 11655 Arrowwood Cir
- \$80,527:** 11604 Arrowwood Cir
- \$78,338:** 2210 S. Piney Point Rd
- \$73,517:** 1 Maggie Ln
- \$64,130:** 2007 Arrowwood Cir
- \$48,332:** 11650 Arrowwood Cir
- \$45,866:** 15 Windermere Ln
- \$44,282:** 35 Windermere Ln
- \$42,201:** 10 Maggie Ln
- \$41,664:** 38 Windermere Ln
- \$38,804:** 29 Windermere Ln
- \$38,205:** 11600 Arrowwood Cir
- \$37,502:** 18 Windermere Ln
- \$35,713:** 322 Tynebrook Ln

Sources: Harris County public records, Houston.BlockShopper.com (last 12 months.)

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**LISTING RELEASES**

**'Tri' it on for size**

This stylish, 2,025 sq ft tri-level unit (650 Westcross St., Houston) is offered at \$202,900. A bedroom and full bathroom are on the first level, while the kitchen (check out its hardwood flooring) is on the second. The master bed-



room is on the third floor. The attached garage accommodates two cars.

**Listing agent:** William Gray, Contemporary Real Estate Group.  
**Phone:** (281) 236-9100. **Email:** [wagray@contemporarygardenhomes.com](mailto:wagray@contemporarygardenhomes.com).  
—Diana Davis

**A real 'steel'**

Stainless steel appliances—refrigerator, dishwasher, stove, microwave and washer-dryer combo—come with this two-bedroom, two-bath condo (8715



Meadowcroft Dr., Mid-West), selling for \$169,900. Tile flooring in the entry and bathrooms; hardwood flooring in the living room, kitchen and dining room.

**Listing agent:** William Gray, Contemporary Real Estate Group.  
**Phone:** (281) 236-9100. **Email:** [wagray@contemporarygardenhomes.com](mailto:wagray@contemporarygardenhomes.com).  
—Deena Andrews

**SOUND OFF**

**BEVERLY MARSHALL**  
Keller Williams, Memorial



**Q:** Must a seller disclose all potential problems with a home when putting it on the market?

**A:** Yes. It's a matter of law that the seller must disclose the home's *known* defects and potential problems. Despite that, many sellers try to hide water damage and mold, or try to conceal problems with the foundation. That's why it's a good idea for buyers to arrange for a home inspection before purchasing. There can also be problems arising from the neighborhood itself. A home inspection won't help uncover those, so it's up to the buyer to investigate, for example, local crime statistics and other data about the area.

ming pool and fitness room. Asking price: \$445,000.

**Listing agent:** Alison Sewell-Echiverri, Personette Group.  
**Phone:** (832) 428-8970.

**Email:** [Alison@personetteproperties.com](mailto:Alison@personetteproperties.com)  
—Carrie Reed



More at [www.chron.com/listingnews](http://www.chron.com/listingnews)

**MARKET WATCH**

Sources: Harris County public records, Houston.BlockShopper.com (last 12 months.)

Neighborhood	Median listing	Homes offered (%)	Total sales	Total foreclosures	F'closure rate (%)
Bunker Hill Village	\$1,245,000	2.89	53	0	0
Hilshire Village	\$617,250	1.44	10	0	0
Hunters Creek Village	\$1,299,000	2.72	62	0	0
Memorial	\$370,000	2.04	716	8	1.12
Nottingham Forest	\$417,900	2.19	90	1	2.13
Piney Point Village	\$1,637,500	3.87	49	0	0
Spring Branch Central	\$219,000	2.05	164	12	7.32
Spring Branch East	\$339,000	1.80	243	10	4.12
Spring Branch North	\$153,000	0.72	161	9	5.59
Spring Branch West	\$169,900	0.55	335	24	7.16

**Rise to the occasion**



Spacious is the word to describe this two-floor, two-bedroom, two-and-a-half bathroom

condo (2520 Robinhood St., University Place) offering spectacular balcony views of the southwest cityscape. An open living area and a study occupy the first floor, accented by French doors. Access to swim-

This is the client's original page design. Rich Smith's redesign is the one immediately above



**Neighborhood  
Real Estate by  
BlockShopper**

THE LIST

**TOP PROPERTY  
TAXPAYERS**

**Piney Point Village**  
The List tracks the highs and lows of Houston real estate.

1. 11682 Arrowwood Circle — **\$99,250**
2. 11655 Arrowwood Circle — **\$81,902**
3. 11604 Arrowwood Circle — **\$80,527**
4. 2210 S. Piney Point Road — **\$78,338**
5. 1 Maggie Lane — **\$73,517**
6. 2007 Arrowwood Circle — **\$64,130**
7. 11650 Arrowwood Circle — **\$48,332**
8. 15 Windermere Lane — **\$45,866**
9. 35 Windermere Lane — **\$44,282**
10. 10 Maggie Lane — **\$42,201**
11. 38 Windermere Lane — **\$41,664**
12. 29 Windermere Lane — **\$38,804**
13. 11600 Arrowwood Circle — **\$38,205**
14. 18 Windermere Lane — **\$37,502**
15. 322 Tynebrook Lane — **\$35,713**

Sources: Harris County public records. Houston.BlockShopper.com. Data tracks the past 12 months.

DATA POINT

HUNTERS CREEK VILLAGE  
REAL ESTATE BY THE NUMBERS

**\$575,000**

Asking price of 414 Ripple Creek Dr., lowest among homes on the market in Hunters Creek Village.

SOUND OFF



**Q: How essential is it that a seller disclose all the potential issues with a home put on the market?**

A: It's extremely essential to disclose anything and everything, especially negative parts of a home. It's not a matter of how important it is, it's a matter of the law: You must disclose any known defects of a home and any potential problems.

People often try to hide water damage and mold. There can also be foundation issues. For issues like this, buyers should get home inspections before purchasing.

For issues concerning a neighborhood, it's up to the homebuyer to dig around for statistics on things like crime, which can be as simple as talking to local police. However, crime and transmittable illness within a home should definitely be disclosed.

— Beverly Marshall, Keller Williams, Memorial

FIND MORE

Check [houston.blockshopper.com](http://houston.blockshopper.com) for listings in your community and the greater Idaho area.

WHERE WE LIVE



**COZY:** The den at this home in the Champion subdivision has a fireplace and overlooks the backyard.

Area has enduring appeal

**Frostwood subdivision lures back some who grew up there**

By HELENE ACHANZAR  
HOUSTON.BLOCKSHOPPER.COM

Developed in the early 1960s, Memorial's Frostwood subdivision, located a half-mile west of the Sam Houston Tollway and north of Interstate Highway 10, is drawing many former residents back, according to agent Catherin Shaffer, a Heritage Texas Properties agent.

In fact, Shaffer wishes she were one of them. She used to live in the subdivision and wishes she could move back to it. She's listing a four-bedroom, single-story home at 12306 Rip Van Winkle Drive in the subdivision for \$499,000. The home was built in 1960.

Shaffer says that adults who grew up in Frostwood as children are now looking to buy homes in the subdivision.

"Personally, I miss the layout," she said. "I prefer grid streets to winding ones, and I like the construction of the homes."

The bylaws of the subdivision call for tight architectural control, and most residences are newer, Traditional-style homes with no more than two stories.

Frostwood is ideally located by two major freeways, and it's within the Spring Branch school system. It's close to the Memorial City Shopping Center, the Town and Country Village Shopping Center and the Memorial Forest Club, which offers swimming, tennis, and other activities.

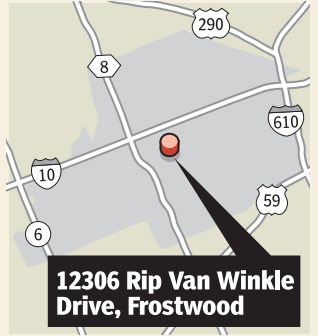


**ABOVE:** The house at 12306 Rip Van Winkle Drive has a two-car driveway with a garage in back. **BELOW:** The kitchen has terazzo flooring, a double oven and lots of counter space. It also offers views of the den and breakfast area.



AT A GLANCE

**Subdivision** — Frostwood  
**Subdivision homes** — 336  
**Percent for sale** — 1.1%  
**For sale** — Four homes listed, from \$525,000 to \$1,799,900  
**School & rating** — Frostwood Elementary: Exemplary  
Memorial Middle: Exemplary  
Memorial High: Recognized



LISTING RELEASES

Paid Advertisement

Tri-level is listed for \$202,900

By Diana Davis  
A 2,025-square-foot unit at 650 Westcross St. in Houston is listed for \$202,900. William Gray of Contemporary Real Estate Group is the listing agent.



There is a bedroom and full bathroom on the first level, with the master and a third bedroom on the third floor. The kitchen is located on the second floor, which has hardwood flooring. It also has a two-car attached garage. Gray can be reached at (281) 236-9100 or at [wagray@contemporarygardenhomes.com](mailto:wagray@contemporarygardenhomes.com).

2-bedroom condo in Mid-West

By Deena Andrews  
A two-bedroom, two-bath condo at 8715 Meadowcroft Drive in Mid-West is selling for \$169,900. William Gray of Contemporary Real Estate Group is the listing agent.



The tri-level unit has a full stainless steel appliance package, including a refrigerator, dishwasher, stove, microwave and washer and dryer. There is tile flooring in the entry and bathrooms, and hardwood flooring in the living room, kitchen and dining room. Gray can be reached at [wagray@contemporarygardenhomes.com](mailto:wagray@contemporarygardenhomes.com) or at (678) 236-9100.

2-bedroom condo for \$445,000

By Carrie Reed  
A two-bedroom, 2.5-bath condo at 2520 Robinhood Street in University Place is listed for \$445,000. Alison Sewell-Echiverri of the Personette Group is the listing agent.



This spacious two-story unit has spectacular Southwest views and is located near Rice Village. The first floor has an open living area with an expansive balcony and a study with French doors. There is access to a pool and fitness room. Sewell Echiverri can be reached at (832) 428-8970 or at [Alison@personetteproperties.com](mailto:Alison@personetteproperties.com).



ON THE WEB

Check [chron.com/listingnews](http://chron.com/listingnews) for more listing releases in your community and throughout the greater Houston area.

MARKET WATCH

Neighborhood	% for sale	Median listing price	Foreclosure rate	# of sales	# of foreclosures
Bunker Hill Village	2.89%	\$1,245,000	0%	53	0
Hilshire Village	1.44%	\$617,250	0%	10	0
Hunters Creek Village	2.72%	\$1,299,000	0.x%	62	0
Memorial	2.04%	\$370,000	1.12%	716	8
Nottingham Forest	2.19%	\$417,900	2.13%	90	1
Piney Point Village	3.87%	\$1,637,500	0%	49	0
Spring Branch Central	2.05%	\$219,000	7.32%	164	12
Spring Branch East	1.8%	\$339,000	4.12%	243	10
Spring Branch North	0.72%	\$153,000	5.59%	161	9
Spring Branch West	0.55%	\$169,900	7.16%	335	24

Sources: Harris County public records. Houston.BlockShopper.com. Data tracks the past 12 months.