

THE LIST

HIGHEST FOR SALE
Bellaire

- The List tracks the highs and lows of Houston real estate.
- 1. 5208 Pine St. — **\$1.6 million**
 - 2. 542 S. 3rd St. — **\$1.5 million**
 - 3. (tie) 4528 Maple St. — **\$1.3 million**
 - 3. (tie) 5308 Grand Lake St. — **\$1.3 million**
 - 5. (tie) 4802 Maple St. — **\$1.2 million**
 - 5. (tie) 911 Wildwood Lane — **\$1.2 million**
 - 7. 4505 Park Court — **\$1.1 million**
 - 8. 4609 Beech St. — **\$949,000**
 - 9. 4536 Palmetto St. — **\$899,000**
 - 10. 4925 Pine St. — **\$879,000**
 - 11. 4341 Verone St. — **\$848,000**
 - 12. 4808 Willow St. — **\$839,000**
 - 13. 4811 Beech St. — **\$825,000**
 - 14. 4316 Holt St. — **\$810,000**
 - 15. 102 Whipple Drive — **\$799,999**
 - 16. 4307 Dorothy St. — **\$759,000**
 - 17. 5218 Linden St. — **\$749,000**
 - 18. 7008 Ferris St. — **\$729,000**
 - 19. 4426 Betty St. — **\$725,000**
 - 20. 4320 Vivian St. — **\$674,000**

Source: County records and Houston.BlockShopper.com

SOUND OFF



Q: What should a homebuyer know before jumping into a jumbo mortgage?

A: A jumbo mortgage is any loan that falls above the \$417,000 range. The difference between a regular conventional loan and a jumbo loan is the \$417,000 price point. If you qualify for a jumbo loan your interest rate is inevitably going to be higher than it would be had you just gone with a traditional loan under the amount of \$417,000. Jumbo loans are offered all the time. Here is a perfect example of a jumbo mortgage situation. I have a client right now who is actually purchasing a home. The property in which they are interested in falls within the mid-five million dollar range. What this homebuyer is doing is not putting 50 percent down, or what have you, which is generally the minimum requirement by a lender. They are actually putting down more to get to that \$417,000 dollar price point to avoid a higher interest rate. The bottom line is that, if you get a jumbo loan you are going to pay a higher interest rate than you would be on the conforming.

— Brad Fleming, Better Homes and Gardens Gary Greene Realty, 713-240-6200

HOT PROPERTY



Contributed photos

The formal dining room is large enough for a sizable dinner party.

Luxurious Colonial has world-class features

1715 South Blvd., Houston: **\$2.975 million**

Apartment above garage could be space for guest suite

By Emily Johnson

This spacious University Place home is full of charming details and world-class amenities. The exterior is decorated with brick and white columns and the yard is expertly landscaped.

Inside, the foyer has a winding staircase and hardwood floors. The living room includes a fireplace and elegant crown molding.

The kitchen is ideal for an aspiring chef. It offers a large center island, stainless steel appliances, glass-front cabinets and a breakfast bar.

The master bedroom has large windows and the master bathroom includes dual sinks and ample cabinet space.

The formal dining room is spacious enough for large dinner parties and has teal-colored walls, a modern light fixture and French doors that lead out to the back pool area.

The backyard includes a covered brick patio and a large in-ground pool. Above the three-car garage is an apartment that could become a guest suite.

Listing agent: Lynne Andress, Martha Turner Properties, 832-493-4141
Beds: 5 **Baths:** 4 full, 2 partial



The home's exterior has red brick, black shutters and white, two-story columns.



Crown molding and a fireplace highlight the home's living room.

AT A GLANCE

Subdivision: University Place

Near: Hermann Park

Schools and ratings:

Poe Elementary School:

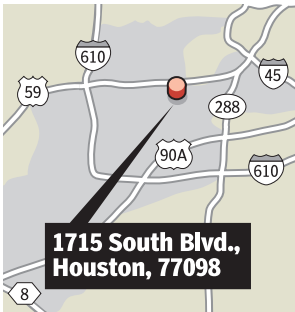
Recognized

Lanier Middle School:

Recognized

Lamar High School:

Recognized



MARKET WATCH

Neighborhood	% for sale	Median listing price	Rate of foreclosure	# of sales	# of foreclosures
Bellaire	0.45%	\$669,900	1.7%	294	5
Afton Oaks / River Oaks	0.9%	\$749,250	0.44%	227	1
Greenway / Upper Kirby	0.43%	\$364,900	1.82%	165	3
Meyerland	0.23%	\$299,500	0.24%	411	1
University Place	0.5%	\$600,000	1.05%	190	2
Westbury	0.28%	\$179,900	0%	323	0
West University Place	0.31%	\$799,000	0.85%	234	2
Bellaire	0%	\$550,000	0%	0	0
Bellaire Courts	0%	\$481,750	0%	6	0
Bellaire Estates	0%	\$159,000	0%	1	0

Source: County records and Houston.BlockShopper.com. Data tracks the past 12 months.

LISTING RELEASES

Paid Advertisement



2-bedroom in Highland Tower

By Matt Pelc

A two-bedroom condo at 2207 Bancroft St., No. 1502 in Houston's Highland Tower has been listed for \$781,000.

This 1,614-square-foot, 2.5-bath condo offers floor to ceiling windows on two sides. Just inside the 610 Loop, this luxury high rise is close to the Galleria, River Oaks, Highland Village and Memorial Park.

There is a wealth of amenities afforded to residents of Highland Tower.

For more information, contact Sudhoff Properties at 713-622-6888.



New Braunfels waterfront

By Matt Pelc

A desirable 3.58-acre lot at 1262 Sleepy Hollow in New Braunfels is available for \$749,500.

Marie Brochstein of Beth Wolff Realtors is the listing agent.

This property has 200 feet of river frontage along the Guadalupe River and is just minutes from Gruene Historic District, the Grist Mall and Gruene Dance Hall.

The home accommodates eight and is highlighted by a deck and hot tub.

For more information, contact Brochstein at 713-249-9200 or marie@bethwolff.com.

River Oaks Area for \$799,000

By Matt Pelc

A three-bedroom patio home at 1901 Spann St. in River Oaks Area is listed for \$799,000.

This 3,619-square-foot, 3.5-bath patio home is located in a gated community and features an impressive entry with marble in-laid floors, rear patio and deck area and expansive windows. The kitchen comes with stainless steel appliances and Brookhaven cabinets.

For more information about this home, contact Pam Greenwood at 713-622-9339 or pam@bethwolff.com.



Greenwood

To include a news release of your own, email Jennie.Portillo@chron.com or call 713-362-6405.