



7232 HOBBY WIND RIDGE DR, HOUSTON, TX  
77075, USA

<https://test.houston-re.com>



The Lincoln plan is Ideal for family living and entertaining, the Lincoln offers a spacious kitchen, downstairs guest room with full bathroom, and second floor game room and 3 Bedrooms Upstairs. This home features upgrades such as granite countertops, stainless steel appliances, and vinyl plank flooring.

## Rooms & Units Description

**Property title:** 10712 Fairview Landing Houston Texas 77075

**Room Description:** Formal Dining, Formal Living, Gameroom Up, Living Area - 1st Floor

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

**HOA Mandatory:** 1

**Room Count:** 7

**Bed Room Description:** Primary Bed - 2nd Floor, Walk-In Closet

**Photo Count:** 12

**Original List Price:** 309880.00



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# Property Details

|                                                              |                                                           |
|--------------------------------------------------------------|-----------------------------------------------------------|
| <b>Parcel Number:</b> NA                                     | <b>Lot Description:</b> Subdivision Lot                   |
| <b>Lot Dimention:</b> 3739                                   | <b>Style:</b> Contemporary/Modern                         |
| <b>List Type:</b> Exclusive Right to Sell/Lease              | <b>Builder Name:</b> Centex                               |
| <b>Price Sq Ft List:</b> 152.73                              | <b>Acres Description:</b> 0 Up To 1/4 Acre                |
| <b>Dwelling Type:</b> Free Standing                          | <b>New Construction:</b> 1                                |
| <b>New Construction Desc:</b> To Be Built/Under Construction | <b>Stories:</b> 2                                         |
| <b>Floors:</b> Carpet,Vinyl Plank                            | <b>Restrictions:</b> Deed Restrictions, Deed Restrictions |

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# Property Features

|                                                         |                                                                                             |
|---------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Exterior:</b> Back Yard Fenced,Sprinkler System      | <b>Interior:</b> Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System |
| <b>Roof:</b> Composition                                | <b>Foundation:</b> Slab                                                                     |
| <b>Garage Desc:</b> Attached Garage                     | <b>No Of Garage Cap:</b> 2                                                                  |
| <b>Heat System:</b> Central Gas                         | <b>Cool System:</b> Central Electric                                                        |
| <b>Kitchen Desc:</b> Kitchen open to Family Room,Pantry | <b>Oven Type:</b> Gas Oven                                                                  |
| <b>Dishwasher:</b> 1                                    | <b>Water Sewer:</b> Public Sewer,Public Water                                               |
| <b>Countertops:</b> Granite                             | <b>Microwave:</b> 1                                                                         |
| <b>Siding:</b> Brick,Cement Board                       |                                                                                             |

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# Fees & Taxes

|                       |                                                     |
|-----------------------|-----------------------------------------------------|
| <b>Tax Rate:</b> 2.94 | <b>Other Mandatory Fee:</b> Transfer/Capitalization |
| <b>Fee Other:</b> 1   | <b>Fee Other Amount:</b> 200/188                    |



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# Basics

**Baths Full:** 3

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-08-30T13:42:12.730

**Completion Date:** 2023-11-07

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# Location Details

**Area:** 3

**County Or Parish:** Harris

**School District:** 27 - Houston

**Directions:** From Downtown- Go S on 45, Exit Alvin/Pearland, Take Alvin Exit, go straight 2 miles take a right on Orem Rd, take Left on Forbes Crossing. From Beltway 8- Take Beltway 8 West, Exit Telephone Rd, turn right on Telephone, take left on Orem Rd, take Left on Forbes Crossing.

**School Elementary:** DEANDA ELEMENTARY SCHOOL

**School Middle:** THOMAS MIDDLE SCHOOL

**School High:** STERLING HIGH SCHOOL (HOUSTON)

**Subdivision:** Forbes Crossing

**Geo Market Area:** Hobby Area

**State:** Texas

**Zip:** 77075

**City:** Houston

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# Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Connections:** Electric Dryer Connections,Washer Connections

**Disclosures:** Other Disclosures

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Range Type:** Gas Range

**Legal:** Lot 10, Block 65

**DOM:** 1

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# Courtesy of



**List Office Name:** Braden Real Estate Group, LLC

