



\$435,000.00

**1226 RABBS CROSSING, SUGAR LAND, TX
77479, USA**

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



Location, location, and location! This house is located in a highly sought after of Greatwood Crossing. The home is within walking distance to the community center and Dickenson elementary school. The home offers 4 bedrooms, 2.5 bathrooms, a large living room with fire place, formal dining room, downstairs office with french doors, and an open [...]

Rooms & Units Description



Property title: 1226 Rabbs Sugar Land Texas 77479

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Formal Living,Home Office/Study,Living Area - 1st Floor,Utility Room in House

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

Photo Count: 50

Original List Price: 435000.00

Room Count: 12

Bed Room Description: All Bedrooms Up

Master Planned Community: Greatwood

HOA Mandatory: 1

Key Map: 607P

Property Details

Parcel Number: 3007-01-001-0010-901

Style: Contemporary/Modern

Price Sq Ft List: 166.79

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.17

Dwelling Type: Free Standing

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Roof: Composition

Garage Desc: Detached Garage

Heat System: Central Gas

Fireplace Description: Freestanding,Gas Connections

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room

Dishwasher: 1

Microwave: 1

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Fireplaces Number: 1

Oven Type: Gas Oven

Water Sewer: Water District

Siding: Brick

Fees & Taxes



Tax Rate: 2.2835

Tax Year: 2022

Tax Amount: 7604

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Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

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Location Details

Area: 30

School District: 33 - Lamar Consolidated

School Elementary: DICKINSON ELEMENTARY SCHOOL (LAMAR)

School High: GEORGE RANCH HIGH SCHOOL

Geo Market Area: Sugar Land West

Zip: 77479

County Or Parish: Fort Bend

Directions: TX-99 South. Take Greatwood Pkwy exit to Rabbs Crossing in Greatwood. Merge onto TX-99. Use the 2nd from the left lane to turn left onto U.S. 59 Frontage Rd. Slight right onto Greatwood Pkwy. Turn right onto Rabbs Crossing. House is on the left

School Middle: RYON/READING JUNIOR HIGH SCHOOL

Subdivision: Greatwood Crossing Sec 1

State: Texas

City: Sugar Land

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Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

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

Legal: GREATWOOD CROSSING SEC 1, BLOCK 1, LOT 1

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

DOM: 2



Courtesy of

List Office Name: Uniq Realty

