



\$900,000.00

## 13 COMBWELL GARDEN, MISSOURI CITY, TX 77459, USA

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



This custom home, by Partners in Building, is on a large lot in coveted Kennet Hill in Sienna. There are upgrades and updates both inside and out. As you enter the glass pane double front doors, you step into a grand foyer. The sweeping staircase and chandelier create a dramatic entry! Hickory hardwood flooring throughout [...]

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### Rooms & Units Description



<b>Property title:</b> 13 Combwell Missouri City Texas 77459	<b>Room Count:</b> 11
<b>Room Description:</b> Utility Room in House	<b>Beds Max:</b> 5
<b>Bed Room Description:</b> 2 Bedrooms Down,Primary Bed - 1st Floor	<b>Master Planned Community:</b> Sienna
<b>Photo Count:</b> 45	<b>Subdivision Lake Access YN:</b> 1
<b>HOA Mandatory:</b> 1	<b>Original List Price:</b> 925000.00
<b>Green Certification:</b> Energy Star Qualified Home	<b>Key Map:</b> 650N

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## Property Details

<b>Parcel Number:</b> 8135-14-001-0060-907	<b>Lot Description:</b> In Golf Course Community
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Builder Name:</b> Partners in Building	<b>Price Sq Ft List:</b> 204.27
<b>Acres:</b> 0.32	<b>Acres Description:</b> 0 Up To 1/4 Acre
<b>Dwelling Type:</b> Free Standing	<b>Stories:</b> 2
<b>Floors:</b> Carpet,Tile,Wood	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions
<b>Utility District:</b> 1	

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## Property Features

<b>Exterior:</b> Back Yard Fenced,Covered Patio/Deck,Sprinkler System,Subdivision Tennis Court	<b>Interior:</b> Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage	<b>No Of Garage Cap:</b> 3
<b>Heat System:</b> Central Gas	<b>Cool System:</b> Central Electric
<b>Fireplace Description:</b> Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Digital Program Thermostat,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof	<b>Oven Type:</b> Electric Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Water District
<b>Microwave:</b> 1	<b>Golf Course:</b> Sienna Golf Club
<b>Siding:</b> Brick,Cement Board,Stone	



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## Fees & Taxes

**Tax Rate:** 2.4808

**Tax Year:** 2022

**Other Mandatory Fee:** \$250 Transfer Fee/ReCapitalization Fee (=1 yr HOA)

**Fee Other Amount:** 1/2% sales price for Sienna Foundation

**Tax Amount:** 15976

**Maint Fee Includes:**  
Clubhouse,Grounds,Recreational Facilities

**Fee Other:** 1

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## Basics

**Baths Full:** 4

**Year Built Src:** Appraisal District

**Baths Half:** 1

**Price Change Timestamp:** 2023-07-15T07:23:16.980

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## Location Details

**Area:** 38

**School District:** 19 - Fort Bend

**School Elementary:** SCANLAN OAKS ELEMENTARY SCHOOL

**School High:** RIDGE POINT HIGH SCHOOL

**Geo Market Area:** Sienna Area

**Zip:** 77459

**County Or Parish:** Fort Bend

**Directions:** Highway 6 South - right on Sienna Parkway - right on the second Scanlan Trace intersection (at CVS) - left into Kennet Hill - left on Combwell Garden. House is on the left.

**School Middle:** THORNTON MIDDLE SCHOOL (FORT BEND)

**Subdivision:** Sienna

**State:** Texas

**City:** Missouri City

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## Miscellaneous



**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disposal:** 1

**Exemptions:** Homestead,,,,,,,,,,

**Range Type:** Gas Cooktop

**Legal Subdivision:** VILLAGE OF WATERS LAKE

**Master Planned Community YN:** 1

**Disclosures:** Levee District,Mud,Sellers Disclosure

**Exclusions:** None

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

**Legal:** SIENNA VILLAGE OF WATERS LAKE SEC 14, BLOCK 1, LOT 6

**DOM:** 53

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## Courtesy of

**List Office Name:** Coldwell Banker Realty

