



\$364,000.00

42 SAWGRASS, TRINITY, TX 75862, USA

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



A stunning fusion of modern architecture integrated w/ the natural beauty of a golf course & nature beyond. Majestically situated on a quiet cul-de-sac & golf course. High 2 Story Ceiling in the Living area Conveying an Open, Airy, Atmosphere. Elegant Accents are on trend in the Kitchen Comprised of an island kitchen, bar seating, [...]

Rooms & Units Description



Property title: 13 Sawgrass Trinity Texas 75862

Room Description: Family Room,Living/Dining Combo,Loft,Utility Room in House

Bed Room Description: Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Photo Count: 49

HOA Mandatory: 1

Vac Rental: Not Allowed

Room Count: 9

Beds Max: 3

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Primary Bath: Tub/Shower Combo

Subdivision Lake Access YN: 1

Original List Price: 364000.00

Property Details

Parcel Number: 27377

Style: Contemporary/Modern

Builder Name: Raa Innovations

Acres: 0.2277

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Vinyl Plank

Lot Description: Cul-De-Sac,In Golf Course Community,On Golf Course,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 173.17

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Green Space,Controlled Subdivision Access,Not Fenced,Patio/Deck,Side Yard,Subdivision Tennis Court

Roof: Composition

Garage Carport: Auto Garage Door Opener

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Mock Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

Oven Type: Electric Oven

Water Sewer: Public Sewer,Public Water,Water District

Golf Course: Westwood Shores Country Club

Interior: Fire/Smoke Alarm,High Ceiling,Refrigerator Included

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Electric

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Instant Hot Water,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Siding: Cement Board

Fees & Taxes

Tax Rate: 2.4708

Tax Amount: 106

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Limited Access Gates,Recreational Facilities

Other Mandatory Fee: Transfer Fee **Fee Other:** 1

Fee Other Amount: \$400

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Completion Date: 2023-09-30

Location Details



Area: 42

School District: 63 - Trinity

School Elementary: LANSBERRY ELEMENTARY SCHOOL

School High: TRINITY HIGH SCHOOL (HEB)

Geo Market Area: Lake Livingston Area

Zip: 75862

County Or Parish: Trinity

Directions: From I-45 North (Going towards Huntsville) take 19 to Trinity, Turn Right onto 94, Take a Right onto Emory St, Turn onto FM 356, Turn Left onto Westwood Lake Shores - go thru controlled access - Take a Left on Westlake E., Take a Right onto Sawgrass, Property is in a cup-de-sac on the Right.

School Middle: TRINITY JUNIOR HIGH SCHOOL

Subdivision: Westwood Shores Sec 3

State: Texas

City: Trinity

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Electric Cooktop

Access: Manned Gate

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash Sale,Conventional,FHA,USDA Loan,VA

Legal: WESTWOOD SHORES SECTION 03, BLOCK 62 LOT 13

DOM: 251

Courtesy of

List Office Name: JEA Properties

