



\$349,900.00

13508 PARK SHADOW LN, ROSHARON, TX 77583, USA

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



Experience the splendor of this meticulously maintained home, nestled in the highly sought-after Lakes of Savannah Community. This captivating two-story residence offers the perfect layout, with the primary bedroom conveniently located downstairs, 3 additional bedrooms & a game room upstairs. Recently installed, the new HVAC system ensures your comfort year-round. Step inside to admire the upgraded laminate [...]

Rooms & Units Description



Property title: 13508 Park Shadow Rosharon
Texas 77583

Room Description: Breakfast Room,Den,Formal Dining,Gameroom Up,Utility Room in House

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

Room Count: 9

Beds Max: 4

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

Master Planned Community: Lakes of Savannah

Subdivision Lake Access YN: 1

Original List Price: 349900.00

Photo Count: 45

HOA Mandatory: 1

Key Map: 652J

Property Details

Parcel Number: 7457-5004-001

Style: Traditional

Price Sq Ft List: 123.64

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Corner,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.148

Dwelling Type: Free Standing

Floors: Carpet,Engineered Wood,Laminate,Tile

Utility District: 1

Property Features



| | |
|--|---|
| Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck | Interior: Drapes/Curtains/Window Cover,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Split Level |
| Roof: Composition | Foundation: Pier & Beam |
| Garage Desc: Attached Garage | No Of Garage Cap: 2 |
| Heat System: Central Gas | Cool System: Central Electric |
| Pool Area: 1 | Fireplace Description: Gaslog Fireplace |
| Fireplaces Number: 1 | Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows |
| Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Walk-in Pantry | Oven Type: Gas Oven,Single Oven |
| Dishwasher: 1 | Water Sewer: Public Sewer,Water District |
| Countertops: Granite | Microwave: 1 |
| Siding: Brick,Cement Board | |

Fees & Taxes

| | |
|--|--|
| Tax Rate: 2.9567 | Tax Amount: 8212 |
| Tax Year: 2022 | Maint Fee Includes: Clubhouse,Grounds,Recreational Facilities |
| Other Mandatory Fee: Transfer Fee | Fee Other: 1 |
| Fee Other Amount: 175.00 | |

Basics

| | |
|---|----------------------|
| Baths Full: 2 | Baths Half: 1 |
| Year Built Src: Appraisal District | |

Location Details



Area: 5

School District: 3 - Alvin

County Or Parish: Brazoria

Directions: From 288 South - County Road 58 - Right onto Croix Road - Turn left onto Savannah Pkwy - Turn left onto Savannah Bend Ln - Turn right onto Summer Spring Ln - Summer Spring Ln turns left and becomes Park Shadow Ln - Destination will be on the right

School Elementary: SAVANNAH LAKES ELEMENTARY SCHOOL

School Middle: MANVEL JUNIOR HIGH SCHOOL

School High: MANVEL HIGH SCHOOL

Subdivision: Lakes of Savannah

Geo Market Area: Alvin North

State: Texas

Zip: 77583

City: Rosharon

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exclusions: Curtains and Cameras

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

Legal: LAKES OF SAVANNAH MEADOWS SEC 5
(A0403-A0562) BLK 4 LOT 1

DOM: 6

Master Planned Community YN: 1

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Exemptions: Homestead,,Disabled,

Range Type: Gas Range

Legal Subdivision: LAKES OF
SAVANNAH

Courtesy of

List Office Name: Coldwell Banker Realty

