



**13519 FALLBROOK CIR, MONT BELVIEU, TX
77535, USA**

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



Come HOME to Gehan's newest community — St. Augustine Meadows!! City amenities include pools, a golf course, trails, dog park, sports courts and SO much more! Zoned to award winning Barbers Hill ISD! This GORGEOUS Dartmouth floorplan is 4 bedroom, 2.5 bath plus gameroom, study, formal dining and 3 car garage with STUNNING brick elevation [...]

Rooms & Units Description



Property title: 13514 Summer Winds Mont Belvieu Texas 77535

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

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

Open House Public Count: 1

HOA Mandatory: 1

Room Count: 9

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

Open House Public Upcoming: Public: Sat Jul 29, 12:00PM-4:00PM

Photo Count: 46

Property Details

Parcel Number: 529550048900300000500

Lot Dimention: 80x130

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 148.73

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile,Wood

Lot Description: Subdivision Lot

Style: Traditional

Builder Name: Brightland Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Back Yard Fenced,Covered
Patio/Deck,Patio/Deck,Sprinkler System

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,High-Efficiency HVAC,HVAC>13
SEER,Insulated/Low-E windows,Insulation - Batt,Insulation -
Blown Fiberglass,Insulation - Rigid Foam,Other Energy
Features

Oven Type: Electric Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Interior: Fire/Smoke Alarm,High
Ceiling

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Kitchen Desc: Breakfast
Bar,Island w/o Cooktop,Kitchen
open to Family Room,Walk-in
Pantry

Dishwasher: 1

Countertops: Omegastone

Siding: Brick

Fees & Taxes

Tax Rate: 2.23

Other Mandatory Fee: CAP Fee & Transfer fees

Fee Other: 1

Fee Other Amount: 455 & 200

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-21T09:10:59.373

Location Details



Area: 53

School District: 6 - Barbers Hill

School Elementary: BARBERS HILL
NORTH ELEMENTARY SCHOOL

School High: BARBERS HILL HIGH
SCHOOL

Geo Market Area: Chambers County
West

Zip: 77535

County Or Parish: Chambers

Directions: From I-10 go north on Eagle Drive. St
Augustine Meadows is 4.5 miles on the right. Visit
the model home at 11707 Augustine Dr.

School Middle: BARBERS HILL NORTH MIDDLE
SCHOOL

Subdivision: St. Augustine Meadows

State: Texas

City: Mont Belvieu

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: St Augustine Meadows

Realist Block: Deed Restrictions

Disclosures: No Disclosures

Finance Available: Cash
Sale,Conventional,FHA,VA

Legal: Lot 5, Block 3, Section 2

DOM: 400

Courtesy of

List Office Name: Gehan Homes Brokerage, LLC

