



\$940,000.00

**13614 PRISTINE LAKE LN, CYPRESS, TX
77429, USA**

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



HOME WAS APPRAISED 8/7/2023 FOR \$1,100,000... LIVING
SQUARE FOOTAGE IS 6,496 (INCLUDING THE GUEST HOUSE)...
GROSS LIVING SQUARE FEET OF MAIN HOUSE IS 5,443...THE
HOME IS 5 BED, 4 FULL BATH, TWO HALF BATH INCLUDING THE
FOUR CAR GARAGE AND GUEST HOUSE ... Located in one of the
most sought after neighborhoods in Cypress, this [...]

Rooms & Units Description



Property title: 13614 Pristine Lake Cypress Texas 77429

Room Count: 16

Room Description: Living Area - 1st Floor,Living Area - 2nd Floor

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor

Photo Count: 44

Guest House Sq Ft Source: Seller

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 940000.00

Vac Rental: Not Allowed

Garage Dimension: 43x24

Property Details

Parcel Number: 124-328-003-0009

Style: Traditional

Builder Name: Stoneleigh Custom

Acres Description: 1/4 Up to 1/2 Acre

Stories: 2

Ownership: Full Ownership

Utility District: 1

Lot Description: Corner

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 172.70

Dwelling Type: Free Standing

Floors: Carpet,Tile,Wood

Restrictions: Unknown, Unknown

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Detached Gar Apt /Quarters,Exterior Gas Connection,Fully Fenced,Patio/Deck,Side Yard,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

Roof: Composition

Garage Carport: Additional Parking

No Of Garage Cap: 4

Carport Spaces Count: 4

Cool System: Central Electric,Central Gas

Pool Private: 1, Heated,In Ground

Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/Reflective Roof,Insulated/Low-E windows,Insulation - Blown Fiberglass,North/South Exposure,Radiant Attic Barrier

Dishwasher: 1

Compactor: 1

Siding: Brick,Stone

Interior: 2 Staircases,Central Vacuum,Crown Molding,Drapes/Curtains/Window Cover,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Spa/Hot Tub,Wet Bar,Wired for Sound

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage

Carport Description: Attached Carport

Heat System: Central Electric,Central Gas

Pool Area: 1

Fireplaces Number: 1

Oven Type: Double Oven,Electric Oven

Water Sewer: Water District

Microwave: 1

Fees & Taxes

Tax Rate: 2.698

Tax Year: 2022

Other Mandatory Fee: Transfer Fees

Fee Other Amount: 350

Tax Amount: 22284

Maint Fee Includes: Clubhouse

Fee Other: 1

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Builder



Location Details

Area: 35

School District: 13 - Cypress-Fairbanks

School Elementary: BLACK ELEMENTARY SCHOOL (CYPRESS-FAIRBANKS)

School High: CY-FAIR HIGH SCHOOL

Geo Market Area: Cypress North

Zip: 77429

County Or Parish: Harris

Directions: SH-249 -> East onto Spring Cypress
-> Right on Louetta -> Right on Forest Pass Lane
-> Left on Pristine Lake

School Middle: HAMILTON MIDDLE SCHOOL (CYPRESS-FAIRBANKS)

Subdivision: Rock Creek

State: Texas

City: Cypress

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Finance Available: Cash Sale, Conventional, VA

Legal: LT 9 BLK 3 ROCK CREEK SEC 4

Realist Block: Unknown

Disclosures: Mud, Sellers Disclosure

Exemptions: Homestead

Range Type: Gas Cooktop

DOM: 16

Courtesy of

List Office Name: eXp Realty, LLC

