



\$875,000.00

## 1402 FOREST BROOK, SUGAR LAND, TX 77479, USA

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



Your dream home search stops here! Situated on a huge and beautiful golf course lot, this 5 bedroom home emulates the luxury and tranquility of a high-end resort. Offering an ideal floorplan, the first floor features a home office and Wine Lounge w/wine bar and stone fireplace that can also be used as a formal [...]

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### Rooms & Units Description



**Property title:** 1402 Forest Sugar Land Texas 77479

**Room Description:** Den,Formal Dining,Formal Living,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Media,Wine Room

**Bed Room Description:** En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Master Planned Community:** Greatwood

**HOA Mandatory:** 1

**Key Map:** 607P

**Room Count:** 9

**Beds Max:** 5

**Master Bath Desc:** Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Vanity Area

**Photo Count:** 35

**Original List Price:** 875000.00

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## Property Details

**Parcel Number:** 3008-01-003-0330-901

**Style:** Contemporary/Modern

**Builder Name:** NEWMARK

**Acres:** 0.2606

**Dwelling Type:** Free Standing

**Floors:** Bamboo,Carpet,Marble Floors,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** In Golf Course Community,On Golf Course,Water View,Waterfront

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 200.14

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

**Stories:** 2

**Ownership:** Full Ownership

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## Property Features



<b>Exterior:</b> Back Yard,Back Yard Fenced,Balcony,Covered Patio/Deck,Outdoor Kitchen,Patio/Deck,Spa/Hot Tub,Sprinkler System	<b>Interior:</b> 2 Staircases,Alarm System - Owned,Balcony,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Spa/Hot Tub,Wet Bar
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage	<b>No Of Garage Cap:</b> 2
<b>Heat System:</b> Central Gas,Zoned	<b>Cool System:</b> Central Electric,Zoned
<b>Pool Area:</b> 1	<b>Pool Private:</b> 1, In Ground
<b>Fireplaces Number:</b> 2	<b>Energy:</b> Ceiling Fans,Digital Program Thermostat
<b>Kitchen Desc:</b> Breakfast Bar,Butler Pantry,Island w/o Cooktop,Pantry,Pots/Pans Drawers,Under Cabinet Lighting,Walk-in Pantry	<b>Oven Type:</b> Double Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Water District
<b>Countertops:</b> Granite	<b>Microwave:</b> 1
<b>Golf Course:</b> Greatwood Golf Club	<b>Siding:</b> Stucco
<b>Water Amenity:</b> Lake View,Lakefront, Lake View,Lakefront	

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## Fees & Taxes

<b>Tax Rate:</b> 2.2835	<b>Tax Amount:</b> 11541
<b>Tax Year:</b> 2022	<b>Other Mandatory Fee:</b> Transfer Fee
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 350

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## Basics

<b>Baths Full:</b> 3	<b>Baths Half:</b> 2
<b>Year Built Src:</b> Appraisal District	

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## Location Details



**Area:** 30

**School District:** 33 - Lamar Consolidated

**School Elementary:** DICKINSON ELEMENTARY SCHOOL (LAMAR)

**School High:** GEORGE RANCH HIGH SCHOOL

**Geo Market Area:** Sugar Land West

**Zip:** 77479

**County Or Parish:** Fort Bend

**Directions:** Turn into Greatwood Subdivision. Go to Greatwood Parkway and turn right. Go to Forest Bend and turn right. Go to Forest Brook and turn left.

**School Middle:** RYON/READING JUNIOR HIGH SCHOOL

**Subdivision:** Greatwood Forest

**State:** Texas

**City:** Sugar Land

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Range Type:** Gas Range

**Legal Subdivision:** GREATWOOD FOREST

**Master Planned Community YN:** 1

**Connections:** Gas Dryer Connections,Washer Connections

**Disposal:** 1

**Legal:** GREATWOOD FOREST SEC 1, BLOCK 3, LOT 33

**DOM:** 51

Courtesy of

**List Office Name:** RE/MAX Southwest

