



\$405,000.00

**15414 SEMINOLE CANYON DR, SUGAR LAND,  
TX 77498, USA**

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



Gorgeous 4 bedroom, 2 1/2 bath home in desirable Park Pointe community and features large living room and game room, 2 car detached garage converted into an airconditioned men's cave, island kitchen with granite countertops and lots of counter and cabinet space, and SS appliances. Tiled flooring and carpeting on the second level. Huge Primary [...]

---

## Rooms & Units Description



**Property title:** 15414 Seminole Canyon Sugar Land Texas 77498

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Living Area - 1st Floor,Living Area - 2nd 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

**HOA Mandatory:** 1

**Key Map:** 567H

**Room Count:** 9

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

**Photo Count:** 32

**Original List Price:** 405000.00

## Property Details

**Parcel Number:** 6135-04-001-0140-907

**Style:** Traditional

**Price Sq Ft List:** 159.76

**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:** 0.1783

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

**Utility District:** 1

## Property Features

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

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Fireplace Description:** Gas Connections

**Energy:** Ceiling Fans,Digital Program Thermostat

**Oven Type:** Single Oven

**Water Sewer:** Public Sewer,Public Water

**Siding:** Brick,Wood

**Interior:** Fire/Smoke Alarm

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Gas

**Fireplaces Number:** 2

**Kitchen Desc:** Pantry,Walk-in Pantry

**Dishwasher:** 1

**Microwave:** 1



---

# Fees & Taxes

<b>Tax Rate:</b> 2.5468	<b>Tax Amount:</b> 7095
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Grounds
<b>Other Mandatory Fee:</b> HOA TRANSFER FEE	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 250	

---

# Basics

<b>Baths Full:</b> 2	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	

---

# Location Details

<b>Area:</b> 37	<b>County Or Parish:</b> Fort Bend
<b>School District:</b> 19 - Fort Bend	<b>Directions:</b> FROM HWY 59 EXIT ON HWY 6 MAKE A RIGHT AND LEFT ON THE PARK POINTE SUBDIVISION, LEFT ON PEDERNALES FALLS, RIGHT ON SEMINOLE CANYON DR.
<b>School Elementary:</b> LAKEVIEW ELEMENTARY SCHOOL (FORT BEND)	<b>School Middle:</b> GARCIA MIDDLE SCHOOL (FORT BEND)
<b>School High:</b> AUSTIN HIGH SCHOOL (FORT BEND)	<b>Subdivision:</b> PARK POINTE
<b>Geo Market Area:</b> Sugar Land West	<b>State:</b> Texas
<b>Zip:</b> 77498	<b>City:</b> Sugar Land

---

# Miscellaneous



**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer  
Connections,Washer Connections

**Disposal:** 1

**Range Type:** Gas Cooktop

**Legal Subdivision:** PARK POINTE

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Finance Available:** Cash Sale,Conventional

**Legal:** PARK POINTE SEC 4, BLOCK 1, LOT 14

**DOM:** 59

---

**Courtesy of**

**List Office Name:** Keller Williams Realty -SW

