



**\$449,000.00**

**1611 FALCON RIDGE BLVD, FRIENDSWOOD,  
TX 77546, USA**

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



Fantastic 4 bedroom with 2.5 baths, and a detached 2 car garage with a long driveway. This home is located on over 1/4 of an acre, in the highly acclaimed Friendswood ISD! House is zoned to the NEW Cline Elementary! This home looks sophisticated, with engineered hardwood flooring throughout! The hardwood flooring can be found [...]

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## **Rooms & Units Description**



**Property title:** 1611 Falcon Ridge Friendswood Texas 77546

**Room Description:** Den,Formal Dining,Formal Living,Living Area - 1st Floor,Utility Room in House

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

**Open House Public Count:** 1

**HOA Mandatory:** 1

**Original List Price:** 449999.00

**Vac Rental:** Not Allowed

**Room Count:** 8

**Bed Room Description:** Primary Bed - 2nd Floor,Walk-In Closet

**Open House Public Upcoming:** Public: Sat Aug 12, 2:00PM-4:00PM

**Photo Count:** 24

**Additional School:** WINDSONG INTERMEDIATE SCHOOL

**Key Map:** 656M

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## Property Details

**Parcel Number:** 3310-0001-0006-000

**Style:** Traditional

**Builder Name:** Brighton

**Acres:** 0.269

**Dwelling Type:** Free Standing

**Floors:** Engineered Wood,Tile,Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 168.23

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

**Stories:** 2

**Ownership:** Full Ownership

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## Property Features



|  |  |
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| <b>Exterior:</b> Back Yard,Back Yard Fenced,Fully Fenced,Patio/Deck,Storage Shed | <b>Interior:</b> Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm |
| <b>Roof:</b> Composition   | <b>Foundation:</b> Slab  |
| <b>Garage Desc:</b> Detached Garage  | <b>No Of Garage Cap:</b> 2   |
| <b>Heat System:</b> Central Gas  | <b>Cool System:</b> Central Electric   |
| <b>Pool Area:</b> 1  | <b>Fireplace Description:</b> Gaslog Fireplace                               |
| <b>Fireplaces Number:</b> 1  | <b>Energy:</b> Ceiling Fans,Digital Program Thermostat                       |
| <b>Kitchen Desc:</b> Island w/o Cooktop,Pantry,Walk-in Pantry                    | <b>Oven Type:</b> Double Oven  |
| <b>Dishwasher:</b> 1   | <b>Water Sewer:</b> Public Sewer,Public Water                                |
| <b>Countertops:</b> GRANITE  | <b>Siding:</b> Brick,Wood  |

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## Fees & Taxes

|  |                                  |
|--|----------------------------------|
| <b>Tax Rate:</b> 2.2025                  | <b>Tax Amount:</b> 6608          |
| <b>Tax Year:</b> 2022                    | <b>Maint Fee Includes:</b> Other |
| <b>Other Mandatory Fee:</b> transfer fee | <b>Fee Other:</b> 1              |
| <b>Fee Other Amount:</b> 225             |                                  |

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## Basics

|   |  |
|---|--|
| <b>Baths Full:</b> 2                      | <b>Baths Half:</b> 1                                   |
| <b>Year Built Src:</b> Appraisal District | <b>Price Change Timestamp:</b> 2023-08-09T13:11:22.257 |

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## Location Details



**Area:** 33

**School District:** 20 - Friendswood

**School Elementary:** CLINE ELEMENTARY SCHOOL

**School High:** FRIENDSWOOD HIGH SCHOOL

**Geo Market Area:** Friendswood

**Zip:** 77546

**County Or Parish:** Galveston

**Directions:** From 1-45 south, take FM 528, go down about 6 miles, take a left on Falcon Ridge Blvd

**School Middle:** FRIENDSWOOD JUNIOR HIGH SCHOOL

**Subdivision:** Falcon Ridge

**State:** Texas

**City:** Friendswood

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** ABST 151 S MCKISSICK SUR LOT 6 BLK 1 FALCON RIDGE SEC 1

**Realist Block:** Deed Restrictions

**Disclosures:** Owner/Agent,Sellers Disclosure

**Exclusions:** none

**Range Type:** Gas Cooktop

**DOM:** 3

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## Courtesy of

**List Office Name:** KJ Platinum Properties LLC

