



\$439,999.00

**17034 FEATHER FALL LN, HOUSTON, TX
77095, USA**

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

Distressed sale. Utilities are not on. Since 2020 the owner had added solar panels, full house Generac generator, new windows on most of the house, new AC, reverse osmosis water system, new pool heater, new fencing, Earlier updates include roof 4/2020, Ductwork 2018, garage doors 4/2020. The 5 bedroom, 3 car garage home with large [...]

Rooms & Units Description



Property title: 17034 Feather Fall Houston Texas 77095

Room Description: Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Up,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

Photo Count: 24

Original List Price: 489900.00

Vac Rental: Not Allowed

Room Count: 11

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

Master Planned Community: Canyon Lakes at Stone Gate

HOA Mandatory: 1

Key Map: 367Y

Property Details

Parcel Number: 122-392-001-0029

For Lease: 1

List Type: Exclusive Right to Sell/Lease

Acres: 0.296

Dwelling Type: Free Standing

Floors: Carpet,Tile

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Lot Description: Cul-De-Sac,In Golf Course Community

Style: Traditional

Price Sq Ft List: 137.54

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

Stories: 2

Ownership: Full Ownership

Utility District: 1

Property Features



Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Patio/Deck,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court	Interior: Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included
Roof: Composition	Foundation: Slab
Garage Carport: Auto Garage Door Opener	Garage Desc: Attached Garage,Oversized Garage
No Of Garage Cap: 3	Heat System: Central Gas,Zoned
Cool System: Central Electric,Zoned	Pool Area: 1
Pool Private: 1, Gunite,Heated,In Ground	Fireplace Description: Gas Connections,Gaslog Fireplace
Fireplaces Number: 1	Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Generator,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows
Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Walk-in Pantry	Oven Type: Electric Oven
Dishwasher: 1	Water Sewer: Water District
Countertops: Silestone	Microwave: 1
Golf Course: Houston National Golf Club	Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 2.4181	Tax Amount: 8159
Tax Year: 2022	Maint Fee Includes: Limited Access Gates,Recreational Facilities
Other Mandatory Fee: transfer fee	Fee Other: 1
Fee Other Amount: 250	

Basics

Baths Full: 2	Baths Half: 1
Year Built Src: Appraisal District	Price Change Timestamp: 2023-07-12T11:55:01.950



Location Details

Area: 8	County Or Parish: Harris
School District: 13 - Cypress-Fairbanks	Directions: From Barker Cypress & Tuckerton, go east on Tuckerton, left at Red Rugosa, left on Pine Flats into Gated Community. Right on Muddy Spring, Follow around to Feather Fall Lane, Home at end of Cul-de-sac.
School Elementary: WOODARD ELEMENTARY SCHOOL	School Middle: ARAGON MIDDLE SCHOOL
School High: CYPRESS RANCH HIGH SCHOOL	Subdivision: Canyon Lakes At Stonegate 02
Geo Market Area: Copperfield Area	State: Texas
Zip: 77095	City: Houston

Miscellaneous

Annual Maint Desc: Mandatory	Master Planned Community YN: 1
Realist Block: Deed Restrictions,Restricted	Connections: Electric Dryer Connections,Washer Connections
Disclosures: Mud,Sellers Disclosure	Disposal: 1
Exemptions: Homestead,,,,,,,,,	Finance Available: Cash Sale,Conventional,FHA,VA
Range Type: Gas Range	Legal: LT 29 BLK 1 CANYON LAKES AT STONEGATE SEC 2
Access: Automatic Gate	DOM: 96

Courtesy of

List Office Name: RE/MAX Space Center-Clear Lake

