



\$569,000.00

**18006 CALAVATRA LN, HOUSTON, TX 77044, USA**

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



Awesome opportunity for lakeview living in this quiet gated community! This Breathtaking 1 1/2 story shows like a model and sits one street from the lake. From the grand foyer & entrance prepare for the WOW effect with art niches, wood floors, massive granite island, clear through to the covered screened in patio. Among other [...]

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## Rooms & Units Description



**Property title:** 18006 Calavatra Houston Texas 77044

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Media,Utility Room in House

**Bed Room Description:** All Bedrooms Down,En-Suite Bath,Split Plan,Walk-In Closet

**Room Count:** 7

**Beds Max:** 4

**Master Bath Desc:** Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**Subdivision Lake Access YN:** 1

**Photo Count:** 35

**HOA Mandatory:** 1

## Property Details

**Parcel Number:** 136-582-004-0008

**Lot Dimention:** 78x140

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

**Price Sq Ft List:** 150.13

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

**Stories:** 1.5

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot,Water View

**Style:** Split Level,Traditional

**Builder Name:** Emerald Homes

**Acres:** 0.2519

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

## Property Features



**Exterior:** Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Porch,Screened Porch,Sprinkler System

**Roof:** Composition

**Garage Desc:** Attached Garage,Oversized Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room,Pantry,Soft Closing Drawers,Under Cabinet Lighting

**Dishwasher:** 1

**Microwave:** 1

**Water Amenity:** Lake View, Lake View

**Interior:** Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Split Level,Wet Bar,Wired for Sound

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplace Description:** Gas Connections,Gaslog Fireplace,Wood Burning Fireplace

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

**Oven Type:** Convection Oven,Double Oven,Gas Oven

**Water Sewer:** Water District

**Siding:** Brick,Cement Board,Stone

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## Fees & Taxes

**Tax Rate:** 3.303

**Tax Year:** 2021

**Other Mandatory Fee:** Cap fee / Transfer Fee

**Fee Other Amount:** 1650

**Tax Amount:** 15422

**Maint Fee Includes:** Clubhouse,Grounds,Limited Access Gates,Recreational Facilities

**Fee Other:** 1

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## Basics

**Baths Full:** 3

**Year Built Src:** Appraisal District

**Baths Half:** 1

**Price Change Timestamp:** 2023-01-04T16:13:13.963



Location Details

**Area:** 1

**School District:** 29 - Humble

**School Elementary:** LAKESHORE ELEMENTARY SCHOOL

**School High:** SUMMER CREEK HIGH SCHOOL

**Geo Market Area:** Atascocita South

**Zip:** 77044

**County Or Parish:** Harris

**Directions:** From 59N exit Will Clayton Pkwy and head east for 8 miles. Enter community and travel past the clubhouse and pool via roundabout and make a right at the controlled access gate at Grand Isle Estates on Weitling Way. Go left on Stari Most and right on Calavatra.

**School Middle:** WEST LAKE MIDDLE SCHOOL

**Subdivision:** Bridges/Lk Houston Sec 4

**State:** Texas

**City:** Houston

Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Legal:** LT 8 BLK 4 BRIDGES ON LAKE HOUSTON SEC 4

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Exemptions:** Homestead,,,,,,,,,

**Range Type:** Gas Cooktop,Gas Range,Grill

**DOM:** 330

Courtesy of

**List Office Name:** Century 21 Garlington & Assoc.

