



**1918 SANDY LAKE DR, FRIENDSWOOD, TX
77546, USA**

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



Welcome to this stunning home where casual elegance meets spacious comfort. Upon entry you will find a private office with French doors and an expansive dining space for entertaining. Prepare to be wowed by the island kitchen, complete with Kitchen Aid appliances, granite counters, a butler's pantry, and ice machine for all your entertainment needs. [...]

Rooms & Units Description



Property title: 1918 Sandy Lake Friendswood Texas 77546

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Living/Dining Combo,Utility Room in House

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

HOA Mandatory: 1

Original List Price: 735000.00

Room Count: 14

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

Photo Count: 43

Additional School: WINDSONG INTERMEDIATE SCHOOL

Key Map: 656R

Property Details

Parcel Number: 3484-0004-0003-000

Lot Dimention: 94x130

List Type: Exclusive Right to Sell/Lease

Acres: 0.2817

Dwelling Type: Free Standing

Floors: Carpet,Tile

Lot Description: Greenbelt,Subdivision Lot,Waterfront

Style: Traditional

Price Sq Ft List: 164.98

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Green Space,Back Yard,Back Yard
Fenced,Covered Patio/Deck,Fully
Fenced,Patio/Deck,Porch,Private
Driveway,Spa/Hot Tub,Subdivision Tennis Court

Roof: Composition

Garage Carport: Auto Garage Door Opener

No Of Garage Cap: 3

Cool System: Central Electric

Pool Private: 1, Gunite,In Ground

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Island w/o
Cooktop,Kitchen open to Family
Room,Pantry,Walk-in Pantry

Dishwasher: 1

Countertops: Granite

Siding: Brick,Stone

Interior: 2 Staircases

Foundation: Slab

Garage Desc: Detached Garage

Heat System: Central Gas

Pool Area: 1

Fireplace Description: Gas
Connections,Gaslog Fireplace

Energy: Attic Vents,Ceiling Fans,Digital
Program Thermostat,Energy Star
Appliances,High-Efficiency HVAC,HVAC>13
SEER,Insulated/Low-E windows,Insulation -
Blown Fiberglass,Radiant Attic Barrier,Solar
Screens

Oven Type: Convection Oven,Electric Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Water Amenity: Lakefront, Lakefront

Fees & Taxes

Tax Rate: 2.2025

Tax Year: 2022

Other Mandatory Fee: Transfer

Fee Other Amount: 200

Tax Amount: 11453

Maint Fee Includes: Recreational Facilities

Fee Other: 1

Basics

Baths Full: 3

Year Built Src: Appraisal District

Baths Half: 1

Active Community 55 YN: 1





Location Details

Area: 33	County Or Parish: Galveston
School District: 20 - Friendswood	Directions: From I-45, exit FM 528. Turn left on 518, turn on Eagle Lakes. Turn right on Sandy Lake, home is on the left.
School Elementary: CLINE ELEMENTARY SCHOOL	School Middle: FRIENDSWOOD JUNIOR HIGH SCHOOL
School High: FRIENDSWOOD HIGH SCHOOL	Subdivision: Friendswood Lakes Sec 1 2002
Geo Market Area: Friendswood	State: Texas
Zip: 77546	City: Friendswood



Miscellaneous

Annual Maint Desc: Mandatory	Realist Block: Deed Restrictions
Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections	Disclosures: No Disclosures
Disposal: 1	Exemptions: Homestead,Veteran,,,
Finance Available: Cash Sale,Conventional,FHA,VA	Range Type: Gas Cooktop
Legal: FRIENDSWOOD LAKES SEC 1 (2002) ABSTS 69 & 645, BLOCK 4, LOT	DOM: 12



Courtesy of

List Office Name: JLA Realty

