

**204 W SHADOWBEND AVE, FRIENDSWOOD,
TX 77546, USA**

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

Nestled among gorgeous tree-lined streets, in the highly sought-after Downtown District of Friendswood, the BEST opportunity awaits you to partner w/Augusta Kelly & Co and Kennedy Architecture to build your dream home!! Their modern-transitional style w/highly functional, yet sophisticated design throughout, are yours to create from the ground up! Open-concept spaces, show-stopper kitchens w/expansive islands, [...]

\$1,722,000.00



Rooms & Units Description



Property title: 206 Shadowbend Friendswood
Texas 77546

Room Description: Utility Room in House

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

Photo Count: 6

Room Count: 4

Beds Max: 5

Master Bath Desc: Primary Bath: Double
Sinks,Primary Bath: Separate
Shower,Primary Bath: Soaking Tub

Property Details

Parcel Number: 2060-0000-0003-000

Style: Other Style

Builder Name: August Kelly and Co

Acres: 0.3719

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under
Construction

Restrictions: No Restrictions, No Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to
Sell/Lease

Price Sq Ft List: 410.00

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

New Construction: 1

Stories: 2

Property Features



Exterior: Back Yard Fenced,Covered Patio/Deck,Sprinkler System	Interior: Alarm System - Owned,Elevator Shaft,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System,Wired for Sound
Roof: Composition	Foundation: Slab on Builders Pier
Garage Carport: Auto Garage Door Opener,Double-Wide Driveway	Garage Desc: Attached/Detached Garage
Heat System: Central Gas	Cool System: Central Electric
Fireplace Description: Gas Connections	Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater
Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pot Filler,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry	Oven Type: Convection Oven,Double Oven
Dishwasher: 1	Water Sewer: Public Sewer,Public Water
Microwave: 1	Siding: Unknown

Fees & Taxes

Tax Rate: 2.2832	Tax Amount: 4155
Tax Year: 2021	

Basics

Baths Full: 3	Baths Half: 1
Year Built Src: Builder	

Location Details



Area: 33

School District: 20 - Friendswood

School Elementary: WESTWOOD ELEMENTARY SCHOOL (FRIENDSWOOD)

School High: FRIENDSWOOD HIGH SCHOOL

Geo Market Area: Friendswood

Zip: 77546

County Or Parish: Galveston

Directions: Take I-45 South to FM 2351 going right, follow to light at Friendswood Drive going left, right on to Shadowbend, pass the stop sign, property on the right.

School Middle: FRIENDSWOOD JUNIOR HIGH SCHOOL

Subdivision: Brown L-5 B-2 Friendswood

State: Texas

City: Friendswood

Miscellaneous

Annual Maint Desc: No

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

Disposal: 1

Finance Available: Cash Sale,Conventional

Legal: ABST 151 S MCKISSICK SUR LOT 3 BROWNS SUB

Realist Block: No Restrictions

Disclosures: No Disclosures

Exemptions: Homestead,,,,Senior,

Range Type: Gas Range

DOM: 462

Courtesy of

List Office Name: Martin & Black Real Estate LLC

