



\$435,000.00

## 9402 RAIN MOOD LN, HOUSTON, TX 77080, USA

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

Bauer Springs is carefully situated in a beautiful enclave that offers a secluded entrance, three single-family home plans, and private yards. The superior finishes and uncompromising attention to detail are showcased in every property. Each home built by Leonidas Homes meets the highest standards in quality and design. This exceptional community is the perfect match [...]

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### Rooms & Units Description



**Property title:** 2203 Rain Melody Houston Texas 77080

**Room Description:** Family Room,Formal Dining,Formal Living,Gameroom Up,Kitchen/Dining Combo,Living Area - 2nd Floor,Utility Room in House

**Bed Room Description:** 1 Bedroom Down - Not Primary BR,En-Suite Bath,Primary Bed - 3rd Floor,Walk-In Closet

**Photo Count:** 29

**HOA Mandatory:** 1

**Green Certification:** Energy Star Qualified Home

**Vac Rental:** Not Allowed

**Room Count:** 6

**Beds Max:** 3

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

**Subdivision Lake Access YN:** 1

**Original List Price:** 435000.00

**Key Map:** 450Q

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## Property Details

**Parcel Number:** 075-125-006-0007

**Style:** Contemporary/Modern

**Builder Name:** Leonidis Homes

**Acres:** 0.0356

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Engineered Wood,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Patio Lot,Subdivision Lot

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

**Price Sq Ft List:** 184.63

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 3

**Ownership:** Full Ownership

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## Property Features



**Exterior:** Back Yard,Back Yard  
Fenced,Controlled Subdivision  
Access,Patio/Deck,Side Yard

**Roof:** Composition

**Garage Carport:** Additional Parking,Auto  
Driveway Gate,Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric,Central Gas

**Kitchen Desc:** Breakfast Bar,Island w/o  
Cooktop,Kitchen open to Family  
Room,Pantry,Pots/Pans Drawers,Soft Closing  
Cabinets,Soft Closing Drawers

**Dishwasher:** 1

**Microwave:** 1

**Interior:** Drapes/Curtains/Window  
Cover,Fire/Smoke Alarm,Formal  
Entry/Foyer,High Ceiling,Prewired for Alarm  
System

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Electric,Central Gas

**Energy:** Ceiling Fans,Digital Program  
Thermostat,Energy Star Appliances,Energy  
Star/CFL/LED Lights,Insulated/Low-E windows

**Oven Type:** Gas Oven

**Water Sewer:** Public Sewer,Public Water

**Siding:** Cement Board

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## Fees & Taxes

**Tax Rate:** 2.5733

**Tax Amount:** 2862

**Tax Year:** 2021

**Maint Fee Includes:** Grounds,Limited Access Gates

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## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-09-01

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## Location Details



**Area:** 24

**School District:** 49 - Spring Branch

**School Elementary:** BUFFALO CREEK ELEMENTARY SCHOOL

**School High:** NORTHBROOK HIGH SCHOOL

**Geo Market Area:** Spring Branch

**Zip:** 77080

**County Or Parish:** Harris

**Directions:** From I-10 head north on Blalock Rd. Turn right on Hammerly Rd, left on Bauer Dr. For GPS, use address 2221 Bauer.

**School Middle:** SPRING WOODS MIDDLE SCHOOL

**Subdivision:** Bauer Springs

**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,VA

**Legal:** LT 7 BLK 1 NEUEN MANOR 6TH PAR R/P

**Access:** Automatic Gate

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Exemptions:** Homestead

**Range Type:** Gas Cooktop

**Legal Subdivision:** Bauer Springs

**DOM:** 61

Courtesy of

**List Office Name:** Martha Turner Sotheby's International Realty

