



\$485,000.00

**22030 RUSTIC CANYON LN, RICHMOND, TX
77469, USA**

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



Discover luxury and comfort in this magnificent two-story home which boasts 4 bedrooms, 3 and a 1/2 bathrooms, and a study. Nestled in the serene setting of the Brazos River, this home offers privacy and stunning views with no rear neighbors. As you step inside, you will be captivated by the high ceilings that create [...]

Rooms & Units Description



Property title: 22030 Rustic Canyon Richmond Texas 77469

Room Count: 13

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

Beds Max: 5

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

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

Master Planned Community: River Park West

Photo Count: 42

HOA Mandatory: 1

Original List Price: 485000.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 6465-10-001-0060-901

Lot Description: Subdivision Lot

Lot Dimention: 7522

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 132.08

Acres Description: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features



Exterior: Back Yard,Back Yard
Fenced,Patio/Deck,Subdivision Tennis Court

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Butler
Pantry,Kitchen open to Family
Room,Pantry,Walk-in Pantry

Dishwasher: 1

Countertops: Granite

Siding: Brick,Wood

Interior: Alarm System -
Owned,Drapes/Curtains/Window
Cover,Fire/Smoke Alarm,High Ceiling

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gas Connections

Energy: Ceiling Fans,Digital Program
Thermostat

Oven Type: Gas Oven

Water Sewer: Water District

Microwave: 1

Fees & Taxes

Tax Rate: 2.8748

Maint Fee Includes: Grounds,Recreational Facilities

Other Mandatory Fee: Transfer Fee **Fee Other:** 1

Fee Other Amount: \$250

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Location Details



Area: 30

School District: 33 - Lamar Consolidated

School Elementary: HUTCHISON ELEMENTARY SCHOOL

School High: LAMAR CONSOLIDATED HIGH SCHOOL

Geo Market Area: Fort Bend South/Richmond

Zip: 77469

County Or Parish: Fort Bend

Directions: From Beltway 8, head South @ Hwy 59;R @ Williams Way Blvd;R @ Ransom Road;L @ Willowcrest;R @ Canyonwood Park;L @ Rustic Trail;R @ Rustic Canyon. Home is on the left.

School Middle: WESSENDORF/LAMAR JUNIOR HIGH SCHOOL

Subdivision: Riverpark West

State: Texas

City: Richmond

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exclusions: See Additional Property Info

Range Type: Gas Cooktop

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,Texas Veterans Land Board,VA

Legal: RIVERPARK WEST SEC 10, BLOCK 1, LOT 6

Courtesy of

List Office Name: RE/MAX Fine Properties

