



\$475,000.00

## 2303 ROSEHILL GDN TRL, HOUSTON, TX 77089, USA

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



Welcome to 2303 Rosehill Garden Trail, a spacious home on a large lakeview lot in Riverstone Ranch. Conveniently located next to the recreation center, this one-owner home provides plenty of space for inside and outside living and entertaining. Between the large family/kitchen/breakfast room combo, the spacious game room, the media room, and the dining room, [...]

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### Rooms & Units Description



<b>Property title:</b> 2303 Rosehill Garden Pearland Texas 77089	<b>Room Count:</b> 13
<b>Room Description:</b> Family Room,Formal Dining,Gameroom Up,Home Office/Study,Media,Utility Room in House	<b>Beds Max:</b> 4
<b>Bed Room Description:</b> En-Suite Bath,Primary Bed - 1st Floor,Sitting Area	<b>Master Bath Desc:</b> Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo
<b>Photo Count:</b> 28	<b>Subdivision Lake Access YN:</b> 1
<b>HOA Mandatory:</b> 1	<b>Additional School:</b> MELILLO MIDDLE SCHOOL
<b>Original List Price:</b> 475000.00	<b>Vac Rental:</b> Not Allowed

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## Property Details

<b>Parcel Number:</b> 139-118-001-0001	<b>Lot Description:</b> Subdivision Lot,Water View
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 150.51	<b>Acres:</b> 0.2037
<b>Acres Description:</b> 0 Up To 1/4 Acre	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 2	<b>Floors:</b> Carpet,Tile,Vinyl Plank
<b>Ownership:</b> Full Ownership	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions
<b>Utility District:</b> 1	

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## Property Features



**Exterior:** Back Yard,Back Yard Fenced,Covered Patio/Deck,Side Yard,Sprinkler System

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener,Double-Wide Driveway

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

**Oven Type:** Electric Oven

**Water Sewer:** Water District

**Siding:** Brick

**Interior:** Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Dryer Included,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Washer Included

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Electric

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Under Cabinet Lighting

**Dishwasher:** 1

**Microwave:** 1

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

## Fees & Taxes

**Tax Rate:** 3.5002

**Tax Amount:** 12777

**Tax Year:** 2022

**Maint Fee Includes:** Other,Recreational Facilities

**Other Mandatory Fee:** Transfer

**Fee Other:** 1

**Fee Other Amount:** 250

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details



**Area:** 3

**School District:** 41 - Pasadena

**School Elementary:** SOUTH BELT ELEMENTARY SCHOOL

**School High:** DOBIE HIGH SCHOOL

**Geo Market Area:** Pearland

**Zip:** 77089

**County Or Parish:** Harris

**Directions:** South on Blackhawk from Sam Houston Tollway. Right on Riverstone Ranch Road. Right on Highland Meadows. Left on Thornbluff Meadow. 2303 is straight ahead.

**School Middle:** THOMPSON INTERMEDIATE SCHOOL

**Subdivision:** Riverstone Ranch/Clear Crk Sec

**State:** Texas

**City:** Pearland

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional

**Legal:** Lt 1 Blk 1 Riverstone Ranch At Clear Creek Sec 8

**DOM:** 5

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

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

**Range Type:** Gas Cooktop

**Legal Subdivision:** RIVERSTONE RANCH AT CLEAR CREEK

## Courtesy of

**List Office Name:** Keller Williams Realty - Memor

