

48 PINNACLE, TRINITY, TX 75862, USA

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

THERE IS NO PLACE LIKE HOME. Truly living in a golf course community, how about sitting on your very own back porch watching the golfers putting on the green? This home is located in the heavily wooded part of the community so privacy and nature watching abounds! The home sports a huge kitchen/dining/family area completely [...]

\$269,720.00



Rooms & Units Description



Property title: 232 Pinnacle Trinity Texas 75862

Room Description: Family Room,Utility Room in House

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Shower Only

Subdivision Lake Access YN: 1

Original List Price: 274720.00

Room Count: 4

Bed Room Description: All Bedrooms Down,Walk-In Closet

Photo Count: 16

HOA Mandatory: 1

Completed Construction Date: 2023-02-01

Property Details

Parcel Number: 12584

Style: Traditional

Builder Name: Trend View Homes

Acres: 0.1263

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Tile

Lot Description: In Golf Course Community,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 161.99

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Controlled Subdivision Access,Covered Patio/Deck	Interior: Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling
Roof: Composition	Foundation: Slab
Garage Carport: Auto Garage Door Opener,Double-Wide Driveway	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Central Electric
Cool System: Central Electric	Pool Area: 1
Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Blown Fiberglass	Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers
Dishwasher: 1	Water Sewer: Public Water,Water District
Countertops: Granite	Microwave: 1
Golf Course: Westwood Shores Country Club	Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 2.4708	Tax Amount: 111
Tax Year: 2022	Maint Fee Includes: Clubhouse,Grounds,Limited Access Gates,On Site Guard,Recreational Facilities
Other Mandatory Fee: Transfer Fee	Fee Other: 1
Fee Other Amount: 400	

Basics

Baths Full: 2	Year Built Src: Builder
Price Change Timestamp: 2023-04-28T14:28:24.010	

Location Details



Area: 42

School District: 63 - Trinity

School Elementary: LANSBERRY
ELEMENTARY SCHOOL

School High: TRINITY HIGH SCHOOL
(HEB)

Geo Market Area: Lake Livingston
Area

Zip: 75862

County Or Parish: Trinity

Directions: From Houston take I-45 north to HWY 19
east (right) to FM 94 (right) to FM 356 (right) to
Westwood Shores Main Entry. At manned gate register
and get directions to the home.

School Middle: TRINITY JUNIOR HIGH SCHOOL

Subdivision: Westwood Shores Sec 9

State: Texas

City: Trinity

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Electric Range

DOM: 169

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: WESTWOOD SHORES SECTION 09, BLOCK 01
LOT 26

Courtesy of

List Office Name: Turn Key Realty

