



\$1,049,000.00

**2417 BLUE CANOE CT, SEABROOK, TX 77586, USA**

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

- Very motivated seller - New price reduction, the house will NOT last long...This property Magnificent WATER FRONT home with boat house, private pool/hot tub, outdoor wood burning pizza oven, outside kitchen, and so much more. This home is the perfect place to entertain, or simply enjoy a relaxing "staycation". Located minutes from Nasa, Kemah, [...]

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## Rooms & Units Description



**Property title:** 2417 Blue Canoe Seabrook Texas 77586

**Room Description:** Family Room,Gameroom Up,Home Office/Study,Library,Living Area - 1st Floor,Media,Utility Room in House

**Master Bath Desc:** Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

**Subdivision Lake Access YN:** 1

**Original List Price:** 1387800.00

**Room Count:** 13

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

**Photo Count:** 38

**HOA Mandatory:** 1

**Key Map:** 620K

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## Property Details

**Parcel Number:** 125-188-002-0008

**Style:** Mediterranean

**Price Sq Ft List:** 239.94

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

**Stories:** 2

**Ownership:** Full Ownership

**Lot Description:** Cul-De-Sac,Subdivision Lot,Water View,Waterfront

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

**Acres:** 0.2537

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



<b>Exterior:</b> Back Yard,Controlled Subdivision Access,Covered Patio/Deck,Fully Fenced,Patio/Deck,Porch,Side Yard,Spa/Hot Tub	<b>Interior:</b> Balcony,Crown Molding,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Spa/Hot Tub,Wet Bar,Wired for Sound
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Additional Parking,Double-Wide Driveway	<b>Garage Desc:</b> Attached Garage
<b>No Of Garage Cap:</b> 2	<b>Heat System:</b> Central Gas,Zoned
<b>Cool System:</b> Central Electric	<b>Pool Area:</b> 1
<b>Pool Private:</b> 1, In Ground	<b>Fireplace Description:</b> Gaslog Fireplace,Stove,Wood Burning Fireplace
<b>Fireplaces Number:</b> 2	<b>Energy:</b> Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt
<b>Kitchen Desc:</b> Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pots/Pans Drawers,Walk-in Pantry	<b>Oven Type:</b> Gas Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Public Sewer,Public Water
<b>Microwave:</b> 1	<b>Siding:</b> Cement Board,Stone
<b>Water Amenity:</b> Boat House,Boat Lift,Bulkhead,Canal Front,Canal View,Wood Bulkhead, Boat House,Boat Lift,Bulkhead,Canal Front,Canal View,Wood Bulkhead	

**Fees & Taxes**

<b>Tax Rate:</b> 2.2905	<b>Tax Amount:</b> 20921
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Clubhouse,Grounds,Limited Access Gates,Recreational Facilities

**Basics**

<b>Baths Full:</b> 3	<b>Baths Half:</b> 2
<b>Year Built Src:</b> Seller	<b>Price Change Timestamp:</b> 2023-07-28T14:16:22.670



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## Location Details

<b>Area:</b> 7	<b>County Or Parish:</b> Harris
<b>School District:</b> 9 - Clear Creek	<b>Directions:</b> From Nasa Road 1, turn east on Lakeside Dr. Home is within a small gated community.
<b>School Elementary:</b> BAY ELEMENTARY SCHOOL	<b>School Middle:</b> SEABROOK INTERMEDIATE SCHOOL
<b>School High:</b> CLEAR FALLS HIGH SCHOOL	<b>Subdivision:</b> Lake Cove
<b>Geo Market Area:</b> Clear Lake Area	<b>State:</b> Texas
<b>Zip:</b> 77586	<b>City:</b> Seabrook

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## Miscellaneous

<b>Annual Maint Desc:</b> Mandatory	<b>Realist Block:</b> Deed Restrictions
<b>Connections:</b> Electric Dryer Connections,Gas Dryer Connections,Washer Connections	<b>Disclosures:</b> Sellers Disclosure
<b>Disposal:</b> 1	<b>Exemptions:</b> Homestead,,,,,,,,,,
<b>Finance Available:</b> Cash Sale,Conventional,Investor,Owner Financing	<b>Range Type:</b> Gas Cooktop,Grill
<b>Legal:</b> LT 8 BLK 2 LAKE COVE SEC 11	<b>DOM:</b> 115

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## Courtesy of

**List Office Name:** Texas Ally Real Estate Group,

