



\$320,000.00

## 2446 BEAR CRK DR, ARCOLA, TX 77583, USA

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



This spacious and modern Meritage Home is full of luxury upgrades and lots of natural light gives an “Open Air” feel to the space. The primary suite offers a spa-like bath with a spacious walk-in closet, separate shower, and luxury soaking tub. The Chef’s Kitchen features granite counter tops, Stainless Steel appliances with 5 burner [...]

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### Rooms & Units Description



**Property title:** 2446 Bear Creek Dr Iowa Colony Texas 77583

**Room Description:** Kitchen/Dining Combo,Living/Dining Combo

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

**Photo Count:** 29

**Original List Price:** 320000.00

**Room Count:** 4

**Bed Room Description:** En-Suite Bath,Walk-In Closet

**Master Planned Community:** Sierra Vista

**HOA Mandatory:** 1

## Property Details

**Parcel Number:** 7578-4103-005

**Style:** Traditional

**Builder Name:** Meritage Homes

**Acres:** 0.1291

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

**Lot Description:** Cul-De-Sac,Subdivision Lot

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

**Price Sq Ft List:** 154.59

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

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Covered Patio/Deck,Fully Fenced,Sprinkler System

**Roof:** Composition

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

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Oven Type:** Gas Oven

**Water Sewer:** Water District

**Microwave:** 1

**Interior:** Alarm System - Owned,Formal Entry/Foyer,High Ceiling

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Brick

## Fees & Taxes



**Tax Rate:** 3.4896

**Tax Year:** 2022

**Fee Other:** 1

**Tax Amount:** 10432

**Other Mandatory Fee:** Transfer/Capital

**Fee Other Amount:** 250/375

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## Basics

**Baths Full:** 3

**Year Built Src:** Appraisal District

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## Location Details

**Area:** 5

**School District:** 3 - Alvin

**School Elementary:** NICHOLS  
MOCK ELEMENTARY

**School High:** IOWA COLONY  
HIGH SCHOOL

**Geo Market Area:** Alvin North

**Zip:** 77583

**County Or Parish:** Brazoria

**Directions:** Head south on Hwy 228 and exit onto County Road 56 (Meridiana Pkwy). Turn right and go down to main entrance of SIERRA VISTA on the left and turn left onto Sierra Vista Blvd. Turn right onto Emerson Manor Dr. Turn left onto Clouds Rest Dr. Turn right onto Bear Creek Dr. The house is on the left.

**School Middle:** CAFFEY JUNIOR HIGH SCHOOL

**Subdivision:** Sierra Vista

**State:** Texas

**City:** Iowa Colony

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Range Type:** Gas Cooktop

**DOM:** 7

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Legal:** SIERRA VISTA SEC 4A (A0288 HT&BRR) BLK 3 LOT 5



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Courtesy of

List Office Name: Keller Williams Signature

