



6342 FAIRDALE LN, HOUSTON, TX 77057, USA

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

Welcome to the El Fenice! This brand new community features energy-efficient single family homes with custom designer finishes! Welcome guests into impressive 10ft ceilings which lead to the open concept family room with plenty of natural light. The modern design gourmet kitchen is a chef’s dream with quartz countertops, frameless cabinets and built in gas [...]

Rooms & Units Description



Property title: 2938 El Fenice Houston Texas 77057

Room Description: Family Room,Gameroom Up,Living Area - 1st Floor,Living/Dining Combo

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

HOA Mandatory: 1

Green Certification: Energy Star Qualified Home

Room Count: 6

Bed Room Description: All Bedrooms Up,En-Suite Bath,Primary Bed - 2nd Floor,Walk-In Closet

Photo Count: 16

Original List Price: 599000.00

Garage Dimension: 400

Property Details

Parcel Number: 137-615-003-0023

Style: Contemporary/Modern,Mediterranean,Traditional

Builder Name: FADY GROUP

Acres: 0.051

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Concrete,Engineered Wood,Tile

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 241.82

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Controlled Subdivision Access

Roof: Composition

Garage Carport: Additional Parking,Double-Wide Driveway

No Of Garage Cap: 2

Cool System: Central Electric

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Countertops: Quartz

Siding: Stone,Stucco

Interior: High Ceiling

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

Oven Type: Gas Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Fees & Taxes

Tax Rate: 2.3307

Tax Amount: 4839

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Limited Access Gates

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Completion Date: 2023-05-15

Location Details



Area: 22

School District: 27 - Houston

School Elementary: PILGRIM
ACADEMY

School High: WISDOM HIGH
SCHOOL

Geo Market Area: Galleria

Zip: 77057

County Or Parish: Harris

Directions: On W Loop South, follow signs for 59N. Exit
Fountainview. Turn Left on Richmond Ave, Right on
Unity, Right on Fairdale. Development will be on the left.

School Middle: TANGLEWOOD MIDDLE SCHOOL

Subdivision: El Fenice

State: Texas

City: Houston

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Gas Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Access: Automatic Gate

Realist Block: Deed Restrictions

Disclosures: No Disclosures

Finance Available: Cash
Sale,Conventional,Investor

Legal: LT 23 EL FENICE SEC 1 2ND R/P

DOM: 197

Courtesy of

List Office Name: REALM Real Estate Professional

