



\$750,000.00

### 3 TANNERY HILL RD, TOMBALL, TX 77375, USA

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



Stunning Creekside home on corner lot. Greets visitors w/a gated porch entry leading to a grand 2-story foyer. The 1st floor is adorned w/rich hardwood floors & elegant crown molding thru-out. The white kitchen is a standout feature, boasting large granite island w/seating, double sinks & open layout that flows seamlessly into the family rm. [...]

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## Rooms & Units Description



**Property title:** 3 Tannery Hill Tomball Texas 77375

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Media,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower

**Photo Count:** 49

**Original List Price:** 815000.00

**Key Map:** 249M

**Room Count:** 10

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Master Planned Community:** The Woodlands

**Additional School:** CREEKSIDE PARK JUNIOR HIGH SCHOOL

**Green Certification:** Energy Star Qualified Home,Environments for Living,LEED for Homes (USGBC),National Green Bldg Cert (NAHB)

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## Property Details

**Parcel Number:** 133-671-001-0001

**Style:** Traditional

**Price Sq Ft List:** 224.75

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

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Corner,Subdivision Lot

**List Type:** Exclusive Right to Sell/Lse w/ Named Prospect

**Acres:** 0.2194

**Dwelling Type:** Free Standing

**Floors:** Carpet,Wood

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## Property Features



<b>Exterior:</b> Back Yard,Back Yard Fenced,Covered Patio/Deck,Outdoor Kitchen,Sprinkler System	<b>Interior:</b> Dry Bar,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage	<b>No Of Garage Cap:</b> 2
<b>Heat System:</b> Central Gas	<b>Cool System:</b> Central Electric
<b>Pool Area:</b> 1	<b>Fireplace Description:</b> Gaslog Fireplace
<b>Fireplaces Number:</b> 1	<b>Energy:</b> Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,HVAC>13 SEER
<b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Under Cabinet Lighting	<b>Oven Type:</b> Electric Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Water District
<b>Countertops:</b> Granite	<b>Microwave:</b> 1
<b>Siding:</b> Brick,Stone	

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## Fees & Taxes

<b>Tax Rate:</b> 2.5376	<b>Tax Amount:</b> 18675
<b>Tax Year:</b> 2022	

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## Basics

<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	<b>Price Change Timestamp:</b> 2023-06-14T11:28:49.180

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## Location Details



**Area:** 14

**School District:** 53 - Tomball

**School Elementary:** CREEKVIEW ELEMENTARY SCHOOL

**School High:** TOMBALL HIGH SCHOOL

**Geo Market Area:** The Woodlands

**Zip:** 77375

**County Or Parish:** Harris

**Directions:** From I-45 go west on Woodlands Parkway. South on Kuykendahl Rd to right on Creekside Forest Drive and right on Tannery Hill Road.

**School Middle:** CREEKSIDE PARK JUNIOR HIGH SCHOOL

**Subdivision:** The Woodlands Creekside Park West 11

**State:** Texas

**City:** Tomball

Miscellaneous

**Annual Maint Desc:** No

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Finance Available:** Cash Sale,Conventional

**Legal:** LT 1 BLK 1 THE WOODLANDS CREEKSIDE PARK WEST SEC 11

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 72

Courtesy of

**List Office Name:** Compass RE Texas, LLC

