



**30514 MYRTLE OAK DR, BROOKSHIRE, TX  
77423, USA**

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



TIMELESS Perry Homes 2944 plan in prestigious Jordan Ranch lake frontview lot. Well designed, spacious luxury hm. Tall elev w stunning brickwork & 8 ft glass/wood door. High ceilings, Sahara beige ceramic flooring social areas, plush carpet only in beds/media. Classic study w tall ceilings, open formal dining w wall of windows surround white/gray kitchen [...]

---

## Rooms & Units Description



**Property title:** 30514 Myrtle Oak Fulshear Texas 77423

**Room Description:** Breakfast Room,Formal Dining,Formal Living,Home Office/Study,Kitchen/Dining Combo,Media

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

**Open House Public Count:** 1

**Photo Count:** 49

**HOA Mandatory:** 1

**Green Certification:** Energy Star Qualified Home,Environments for Living,Green Built Gulf Coast,Home Energy Rating/HERS

**Vac Rental:** Not Allowed

**Room Count:** 9

**Bed Room Description:** All Bedrooms Down,En-Suite Bath,Sitting Area,Split Plan,Walk-In Closet

**Open House Public Upcoming:** Public: Sat Aug 26, 12:00PM-2:00PM

**Master Planned Community:** Jordan Ranch

**Subdivision Lake Access YN:** 1

**Original List Price:** 540000.00

**Key Map:** 483N

## Property Details

**Parcel Number:** 4204-18-001-0040-901

**Lot Dimention:** 60 X 120

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

**Price Sq Ft List:** 177.92

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

**Stories:** 1

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Subdivision Lot,Water View

**Style:** Traditional

**Builder Name:** PERRY HOMES

**Acres:** 0.2166

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features



**Exterior:** Back Yard Fenced,Covered  
Patio/Deck,Exterior Gas Connection,Outdoor  
Kitchen,Patio/Deck,Side Yard,Sprinkler  
System,Subdivision Tennis Court

**Roof:** Composition

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

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Energy:** Attic Vents,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,Insulation - Blown Fiberglass,North/South  
Exposure,Other Energy Features,Radiant Attic  
Barrier

**Oven Type:** Gas Oven

**Water Sewer:** Water District

**Microwave:** 1

**Water Amenity:** Lake View, Lake View

**Interior:** Alarm System -  
Owned,Drapes/Curtains/Window Cover,Dryer  
Included,Fire/Smoke Alarm,Formal  
Entry/Foyer,High Ceiling,Prewired for Alarm  
System,Refrigerator Included,Washer  
Included,Wired for Sound

**Foundation:** Slab

**Garage Desc:** Attached Garage,Tandem

**Heat System:** Central Gas

**Pool Area:** 1

**Kitchen Desc:** Breakfast Bar,Island w/o  
Cooktop,Kitchen open to Family Room,Pots/Pans  
Drawers,Reverse Osmosis,Under Cabinet  
Lighting,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Silestone

**Siding:** Brick,Stone

---

## Fees & Taxes

**Tax Rate:** 3.0902

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer fee/CAP  
fee from Buyer & Seller

**Fee Other Amount:** \$475+Byr CAP \$1125  
+ SLR CAP .25%

**Tax Amount:** 12064

**Maint Fee Includes:**  
Clubhouse,Grounds,Recreational Facilities

**Fee Other:** 1

---

## Basics



Location Details

Area: 30	County Or Parish: Fort Bend
School District: 33 - Lamar Consolidated	Directions: GPS RECOMMENDED - I-10 Westbound - Exit Igloo Road -Turn left at the stop sign onto Jordan Ranch Blvd. LEFT on Torrey Pines, LEFT on Rockcress, house is facing you as MYRTLE OAK turns right.
School Elementary: LINDSEY ELEMENTARY SCHOOL (LAMAR)	School Middle: ROBERTS/LEAMAN JUNIOR HIGH SCHOOL
School High: FULSHEAR HIGH SCHOOL	Subdivision: Jordan Ranch
Geo Market Area: Fulshear/South Brookshire/Simonton	State: Texas
Zip: 77423	City: Fulshear

Miscellaneous

Annual Maint Desc: Mandatory	Master Planned Community YN: 1
Realist Block: Deed Restrictions	Connections: Electric Dryer Connections,Washer Connections
Disclosures: Mud,Sellers Disclosure	Disposal: 1
Exclusions: See Docs	Exemptions: Homestead,Veteran,,,
Finance Available: Assumable 1st Lien,Cash Sale,Conventional,FHA,Investor,VA	Range Type: Gas Cooktop
Legal: JORDAN RANCH SEC 18, BLOCK 1, LOT 4	Legal Subdivision: Jordan Ranch
DOM: 14	

Courtesy of

List Office Name: Keller Williams Premier RealtyKaty

