



\$590,547.00

**31414 VINEYARD CREEK DR, FULSHEAR, TX  
77441, USA**

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



The 50' LINZ model home plan by NEWMARK HOMES features a modern elevation with a HUGE entry. If you are looking to move to the safest ranked city in TEXAS then CROSS CREEK WEST in FULSHEAR is the place to be. This 2 story gem has 5 bedrooms w/ 2 down, 4.5 baths, & a [...]

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## Rooms & Units Description



**Property title:** 31414 Vineyard Creek Fulshear Texas 77441

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

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

**HOA Mandatory:** 1

**Green Certification:** Energy Star Qualified Home,Other Energy Report

**Room Count:** 11

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

**Photo Count:** 4

**Original List Price:** 590547.00

**Vac Rental:** Not Allowed

## Property Details

**Parcel Number:** NA

**Lot Dimention:** 50x120x120

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

**Price Sq Ft List:** 188.91

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Engineered Wood,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

**Style:** Contemporary/Modern

**Builder Name:** Newmark Homes

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

**New Construction:** 1

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

## Property Features



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

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Energy:** Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

**Oven Type:** Convection Oven,Electric Oven,Single Oven

**Water Sewer:** Public Sewer,Public Water,Water District

**Microwave:** 1

**Interior:** Fire/Smoke Alarm,High Ceiling,Wired for Sound

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

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

**Dishwasher:** 1

**Countertops:** Quartz & Porcelain

**Siding:** Brick,Cement Board,Stucco

## Fees & Taxes

**Tax Rate:** 3.2948

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

**Fee Other:** 1

**Tax Year:** 2022

**Other Mandatory Fee:** Cap & transfer

**Fee Other Amount:** 1350, 275

## Basics

**Baths Full:** 4

**Year Built Src:** Builder

**Completion Date:** 2023-08-28

**Baths Half:** 1

**Price Change Timestamp:** 2023-08-26T10:51:12.617

## Location Details



**Area:** 30

**School District:** 33 - Lamar  
Consolidated

**School Elementary:** HUGGINS  
ELEMENTARY SCHOOL

**School High:** FULSHEAR HIGH SCHOOL

**Geo Market Area:** Fulshear/South  
Brookshire/Simonton

**Zip:** 77441

**County Or Parish:** Fort Bend

**Directions:** Go west on FM 1093 & turn right onto  
FM 359. Go down about 1.5-2 miles and turn right  
onto Cross Creek West Blvd. Turn Right on Creek  
Manor Pass. Left on Vineyard Creek Dr. Home is on  
the left

**School Middle:** ROBERTS/LEAMAN JUNIOR HIGH  
SCHOOL

**Subdivision:** Cross Creek West

**State:** Texas

**City:** Fulshear

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

**Finance Available:** Cash  
Sale,Conventional,FHA,VA

**Legal:** Lot 11, Block 6, Section 2

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## Courtesy of

**List Office Name:** Newmark Homes

