



7511 SUNSET RDG LN, FULSHEAR, TX 77441, USA

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



The Whimbrel floorplan - highly desirable whimbrel same floorplan as my model. very open high ceiling entry and family room. gameroom open to below curved stairs

Rooms & Units Description

Property title: 31814 Grand Orchard Fulshear Texas 77441 **Room Count:** 7

Room Description: Gameroom Up,Media

Bed Room Description: Primary Bed - 1st Floor

Master Bath Desc: Primary Bath: Double Sinks

Photo Count: 5

HOA Mandatory: 1

Original List Price: 477094.00

Property Details



Parcel Number: NA

Style: Traditional

Builder Name: Tri Pointe Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 166.58

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Under Cabinet Lighting,Walk-in Pantry

Water Sewer: Water District

Siding: Brick,Other

Interior: Alarm System - Owned,Fire/Smoke Alarm,High Ceiling

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Energy: Energy Star/Reflective Roof,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Other Energy Features,Radiant Attic Barrier

Dishwasher: 1

Microwave: 1

Fees & Taxes

Tax Rate: 3.14

Basics



Location Details

Area: 30	County Or Parish: Fort Bend
School District: 33 - Lamar Consolidated	Directions: From Grand Parkway TX-99: • Exit FM 1093 / Westpark Tollway – Turn right onto FM 1093 coming from the north / Turn left onto FM 1093 if coming from the south • Continue west (approx 12 miles) towards Fulshear • Turn right onto FM 359 / Main St • Turn left onto Rogers Rd • Turn left into community on Pecan Knoll Drive • Turn right onto Pleasant Crest Drive Tri Pointe Homes models will be on your left. Parking is on your right.
School Elementary: MORGAN ELEMENTARY SCHOOL	School Middle: ROBERTS/LEAMAN JUNIOR HIGH SCHOOL
School High: FULSHEAR HIGH SCHOOL	Subdivision: Pecan Ridge
Geo Market Area: Fulshear/South Brookshire/Simonton	State: Texas
Zip: 77441	City: Fulshear

Miscellaneous

Annual Maint Desc: Mandatory	Realist Block: Deed Restrictions
Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections	Disclosures: Mud,Other Disclosures
Disposal: 1	Finance Available: Cash Sale,Conventional
Range Type: Gas Cooktop	Legal: 02/06/14
Legal Subdivision: Pecan Ridge	DOM: 3

Courtesy of

List Office Name: Tri Pointe Homes

