



\$586,342.00

7511 SUNSET RDG LN, FULSHEAR, TX 77441, USA

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



The Fullbright “B” floorplan – Same floorplan as my mode home.  
5 bedrooms 4.5 bathrooms. no back neighbors

Rooms & Units Description

**Property title:** 32022 Western Grove Fulshear Texas 77441

**Room Count:** 8

**Room Description:** Gameroom Up,Home Office/Study

**Bed Room Description:** Primary Bed - 1st Floor

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks

**Photo Count:** 9

**HOA Mandatory:** 1

**Original List Price:** 586342.00

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:** 162.83

**Dwelling Type:** Free Standing

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

**Floors:** Carpet,Tile

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## 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

**Microwave:** 1

**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

**Countertops:** Granite

**Siding:** Brick,Other

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## Fees & Taxes

**Tax Rate:** 3.14

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## Basics



**Baths Full:** 4

**Year Built Src:** Builder

**Baths Half:** 1

**Completion Date:** 2023-08-30

## Location Details

**Area:** 30

**School District:** 33 - Lamar Consolidated

**School Elementary:** MORGAN ELEMENTARY SCHOOL

**School High:** FULSHEAR HIGH SCHOOL

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

**Zip:** 77441

**County Or Parish:** Fort Bend

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

**Subdivision:** Pecan Ridge

**State:** Texas

**City:** Fulshear

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**Legal Subdivision:** Pecan Ridge

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Other Disclosures

**Finance Available:** Cash Sale,Conventional

**Legal:** 01/02/03

**DOM:** 96

## Courtesy of

**List Office Name:** Tri Pointe Homes

