



\$582,419.00

7511 SUNSET RDG LN, FULSHEAR, TX 77441, USA

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

The Barnhart Floorplan – 5 bedroom open 2 story family room and entrance no back neighbors

Rooms & Units Description

**Property title:** 32030 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:** 7

**HOA Mandatory:** 1

**Original List Price:** 562419.00

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:** 164.29

**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

Completion Date: 2023-06-30

Baths Half: 1

Price Change Timestamp: 2023-07-05T14:05:53.820

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: 01/03/19

DOM: 55

Courtesy of



**List Office Name:** Tri Pointe Homes

