



\$737,900.00

3308 ROYAL FALLS CT, PORTER, TX 77365, USA

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



Drees model home design is perfect for every lifestyle! Stone & brick elevation on quiet short cul-de-sac street. Staycation paradise w/ sparkling salt water pool & spa with PebbleTec finish. You'll never need to leave! Soaring foyer offers views of backyard and access to study with french doors for privacy while working from home. Downstairs [...]

Rooms & Units Description



Property title: 3308 Royal Falls Houston Texas 77365

Room Description: 1 Living Area,Breakfast Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House

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

Photo Count: 47

Original List Price: 737900.00

Room Count: 11

Bed Room Description: 1 Bedroom Down - Not Primary BR,2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Master Planned Community: Kingwood

HOA Mandatory: 1

Vac Rental: Not Allowed

Property Details

Parcel Number: 136-110-002-0007

Style: Traditional

Builder Name: Drees

Acres: 0.3093

Dwelling Type: Free Standing

Floors: Carpet,Tile,Vinyl

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Cul-De-Sac,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 161.50

Acres Description: 1/4 Up to 1/2 Acre

Stories: 2

Ownership: Full Ownership

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Side Yard,Spa/Hot Tub,Sprinkler System

Roof: Composition

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

No Of Garage Cap: 3

Cool System: Central Electric,Zoned

Pool Private: 1, Gunite,Heated,In Ground,Salt Water

Energy: Ceiling Fans,Digital Program Thermostat

Oven Type: Convection Oven,Double Oven,Electric Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Siding: Brick,Cement Board

Interior: Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas,Zoned

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pot Filler,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Countertops: Quartz

Golf Course: Kingwood Country Club

Fees & Taxes

Tax Rate: 2.4698

Tax Year: 2022

Other Mandatory Fee: 2500/+\$570resale+\$300+wrk cap+certfee+\$.15% founda

Fee Other Amount: 2500/570/300

Tax Amount: 17273

Maint Fee Includes: Clubhouse,Grounds

Fee Other: 1

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Appraisal District



Location Details

Area: 32

School District: 29 - Humble

County Or Parish: Harris

Directions: North on 59/I69 take Northpark Drive exit. Turn right on Northpark Dr., turn left onto W Lake Houston Pkwy, turn right onto Mills Branch Dr., turn left onto Hueni Rd., turn left onto Opal Stone Ct., turn right onto Emerald Bay Point Ln., turn right onto Royal Falls Ct., Destination will be on the right.

School Elementary: ELM GROVE ELEMENTARY SCHOOL (HUMBLE)

School Middle: KINGWOOD MIDDLE SCHOOL

School High: KINGWOOD PARK HIGH SCHOOL

Subdivision: Royal Brook

Geo Market Area: Kingwood East

State: Texas

Zip: 77365

City: Houston

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

Exemptions: Homestead,,,,,,,,,,

Range Type: Gas Cooktop

Legal Subdivision: Kingwood at Royal Brook

Master Planned Community YN: 1

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

Disposal: 1

Finance Available: Cash Sale,Conventional,VA

Legal: LT 7 BLK 2 ROYAL BROOK AT KINGWOOD SEC 3

DOM: 14

Courtesy of

List Office Name: RE/MAX Associates Northeast

