



**3319 WINTERWOOD WY, FULSHEAR, TX  
77441, USA**

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

NEW CONSTRUCTION FROM THE #1 CUSTOM BUILDER IN HOUSTON. Early stages-Still time to customize design features. This exceptionally beautiful one level home redefines luxury living and reflects the creative excellence you can expect from Partners in Building. This home features an extended foyer with plenty of space to create your own entryway design. Enter the [...]

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## Rooms & Units Description



**Property title:** 3319 Winterwood Fulshear Texas 77441

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

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

**Photo Count:** 6

**Original List Price:** 629000.00

**Room Count:** 9

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

**Master Planned Community:** Weston Lakes

**HOA Mandatory:** 1

**Green Certification:** Environments for Living,Home Energy Rating/HERS

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## Property Details

**Parcel Number:** 6155-04-001-0190-901

**Style:** Contemporary/Modern

**Builder Name:** Partners in Building

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

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 196.19

**Dwelling Type:** Free Standing

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

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

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## Property Features



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

**Roof:** Aluminum,Composition

**Garage Carport:** Porte-Cochere

**Heat System:** Central Gas

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans,Digital Program  
Thermostat,Energy Star Appliances,Energy  
Star/CFL/LED Lights,High-Efficiency  
HVAC,Insulated/Low-E windows,Insulation -  
Batt,Insulation - Blown Cellulose

**Oven Type:** Double Oven

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

**Microwave:** 1

**Interior:** Alarm System -  
Owned,Fire/Smoke Alarm,Formal  
Entry/Foyer,High Ceiling,Prewired for  
Alarm System

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Island w/o  
Cooktop,Kitchen open to Family  
Room,Pantry,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Natural Stone

**Siding:** Cement Board,Stucco

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## Fees & Taxes

**Tax Rate:** 2.1823

**Tax Year:** 2021

**Other Mandatory Fee:** West Lakes Country  
Club Membership

**Fee Other Amount:** 1122

**Tax Amount:** 873

**Maint Fee Includes:** Clubhouse,On Site  
Guard,Recreational Facilities

**Fee Other:** 1

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## Basics

**Baths Full:** 3

**Year Built Src:** Builder

**Baths Half:** 1

**Completion Date:** 2023-09-15

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## 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:** Travel I-10 W. Take exit 732 for FM 359 S. Turn Left onto FM 359 S, then Right onto FM 1093 E, Left on Bowser Rd, Left on Winding Stream Dr., Right onto Wellborn, Left onto Wall Flower. Trailer address is 33207 Ashe Rd, Fulshear, Texas 77441

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

**Subdivision:** Weston Lakes Sec 4

**State:** Texas

**City:** Fulshear

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Other Disclosures

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

**Legal:** WESTON LAKES SEC 4, BLOCK 1, LOT 19

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 108

Courtesy of

**List Office Name:** Partners in Building LP

