



\$740,000.00

3503 LANNISTER LN, HOUSTON, TX 77055, USA

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



Perfectly situated on a (RARE) oversized corner lot w/private backyard space and nestled in the luxurious community of Somerset Green! Custom built by Riverway Homes ('20) this freestanding home features sophisticated design w/open concept living and walls of windows allowing for an abundance of natural light. This 3/3.1 features premium neutral finishes throughout, fantastic chefs [...]

Rooms & Units Description



Property title: 3502 Lannister Houston Texas 77055

Room Count: 6

Room Description: 1 Living Area

Bed Room Description: 1 Bedroom Down - Not Primary BR,1 Bedroom Up,Primary Bed - 3rd Floor,Walk-In Closet

Photo Count: 26

Original List Price: 740000.00

Beds Max: 3

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

HOA Mandatory: 1

Vac Rental: Not Allowed

Property Details

Parcel Number: 138-046-001-0016

Style: Contemporary/Modern

Price Sq Ft List: 309.11

Dwelling Type: Free Standing

Floors: Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Corner

List Type: Exclusive Right to Sell/Lease

Acres Description: 0 Up To 1/4 Acre

Stories: 3

Ownership: Full Ownership

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Balcony,Controlled Subdivision Access,Fully Fenced,Patio/Deck,Side Yard

Roof: Composition

Garage Carport: Auto Garage Door Opener

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Freestanding

Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows

Oven Type: Convection Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

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

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

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

Dishwasher: 1

Countertops: Quartz

Siding: Stucco

Fees & Taxes

Maint Fee Includes: Clubhouse,Grounds,Limited Access Gates,On Site Guard,Recreational Facilities

Fee Other: 1

Other Mandatory Fee: Transfer Fee

Fee Other Amount: 250

Basics

Baths Full: 3

Year Built Src: Appraisal District

Baths Half: 1

Location Details



Area: 9	County Or Parish: Harris
School District: 27 - Houston	Directions: From I-10E, exit (Silber/N. Post Oak), Left on N. Post Oak, Right on Old Katy Rd. Left at Houston Design Center to remain on Old Kay Rd. Left on Somerset Green. Drive through gates on Somerset Green Dr. At the roundabout, take the second exit onto Blackshire Ln. Right on Lannister Ln. Home is the last home on the left.
School Elementary: SINCLAIR ELEMENTARY SCHOOL (HOUSTON)	School Middle: HOGG MIDDLE SCHOOL (HOUSTON)
School High: WALTRIP HIGH SCHOOL	Subdivision: Somerset Green
Geo Market Area: Timbergrove/Lazybrook	State: Texas
Zip: 77055	City: Houston

Miscellaneous

Annual Maint Desc: Mandatory	Realist Block: Deed Restrictions
Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections	Disclosures: Sellers Disclosure
Finance Available: Cash Sale,Conventional,FHA,VA	Range Type: Gas Cooktop
Legal: LT 16 BLK 1 Somerset Green Sec 6	Access: Automatic Gate,Manned Gate
DOM: 6	

Courtesy of

List Office Name: Douglas Elliman Real Estate

