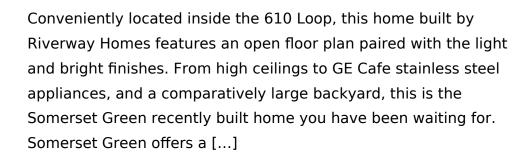


3509 LANNISTER LN, HOUSTON, TX 77055, USA

https://test.houston-re.com



Rooms & Units Description





Property title: 3509 Lannister Houston Texas 77055 **Room Count:** 6

Room Description: 1 Living Area, Family Room, Kitchen/Dining Combo, Living Area - 2nd

Floor, Living/Dining Combo

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

Bed Room Description: 1 Bedroom Down - Not Primary BR,2 Primary Bedrooms,Primary Bed - 3rd Floor,Sitting Area,Walk-In Closet

Photo Count: 37

Original List Price: 715000.00

Property Details

Parcel Number: 138-046-001-0020 Lot Desciption: Subdivision Lot

Style: Contemporary/Modern **List Type:** Exclusive Right to Sell/Lease

Builder Name: Riverway Homes **Price Sq Ft List:** 309.26

Acres: 0.0424 Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing **Stories:** 3

Floors: Engineered Wood, Tile **Restrictions:** Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Green Space, Back Yard, Back Yard Fenced, Covered Patio/Deck, Exterior Gas

Connection, Fully Fenced, Partially

Fenced, Patio/Deck, Private Driveway, Side

Yard, Sprinkler System

Roof: Composition

Garage Carport: Double-Wide Driveway

No Of Garage Cap: 2

Cool System: Central Electric, Zoned

Energy: Ceiling Fans, Digital Program

Thermostat, Radiant Attic Barrier, Tankless/On-

Demand H2O Heater

Oven Type: Convection Oven

Water Sewer: Water District

Microwave: 1

Interior: Drapes/Curtains/Window Cover, High Ceiling, Refrigerator Included

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Electric

Pool Area: 1

Kitchen Desc: Breakfast Bar, Island w/o

Cooktop, Kitchen open to Family Room, Pantry, Pots/Pans Drawers, Soft

Closing Cabinets, Soft Closing Drawers, Under Cabinet Lighting

Dishwasher: 1

Countertops: Quartz

Siding: Cement Board, Stucco, Synthetic

Stucco

Fees & Taxes

Tax Year: 2022 Maint Fee Includes: Clubhouse, Grounds, Limited Access

Gates, On Site Guard, Recreational Facilities

Other Mandatory Fee: Cap fee +

Transfer Fee

Fee Other Amount: 1200 + 275

Fee Other: 1

Basics

Baths Full: 3 Baths Half: 1

Year Built Src: Builder

Location Details



Area: 9 County Or Parish: Harris

School District: 27 - Houston

Directions: From Katy Rd., turn onto Old Katy Rd, heading West., turn onto Somerset Green Dr., check-in with guard at gate, then proceed to enter development passing the lake on right hand side. Go three quarters of the way through the roundabout heading Northwest on Blackshire Ln. Turn Right onto Lannister Ln., then

crossing Somerset Levens Ln, after which 3507 Lannister Ln. will be 3rd home on your right.

School Elementary: SINCLAIR School Middle: HOGG MIDDLE SCHOOL (HOUSTON) ELEMENTARY SCHOOL (HOUSTON)

School High: WALTRIP HIGH SCHOOL Subdivision: Somerset Green Sec 6

Geo Market Area: State: Texas Timbergrove/Lazybrook

Zip: 77055 **City:** Houston

Miscellaneous

Annual Maint Desc: Mandatory Realist Block: Deed Restrictions

Connections: Electric Dryer Disclosures: Exclusions, Mud, Sellers

Connections, Gas Dryer Connections, Washer Disclosure, Tenant Occupied

Connections

Disposal: 1 **Exclusions:** EV Charger, Washer and Dryer

Exemptions: Homestead,,,,,,,,,,, Finance Available: Cash Sale,Conventional

Range Type: Gas Range Legal: LT 20 BLK 1 SOMERSET GREEN SEC 6

Access: Manned Gate DOM: 6

Courtesy of

List Office Name: Douglas Elliman Real Estate

