



3509 LANNISTER LN, HOUSTON, TX 77055, USA

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

Conveniently located inside the 610 Loop, this home built by Riverway Homes features an open floor plan paired with the light and bright finishes. From high ceilings to GE Cafe stainless steel appliances, and a comparatively large backyard, this is the Somerset Green recently built home you have been waiting for. Somerset Green offers a [...]

Rooms & Units Description



Property title: 3509 Lannister Houston Texas 77055

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

Room Count: 6

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

Style: Contemporary/Modern

Builder Name: Riverway Homes

Acres: 0.0424

Dwelling Type: Free Standing

Floors: Engineered Wood,Tile

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 309.26

Acres Description: 0 Up To 1/4 Acre

Stories: 3

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 Rate: 2.7019

Tax Year: 2022

Other Mandatory Fee: Cap fee + Transfer Fee

Fee Other Amount: 1200 + 275

Tax Amount: 14860

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

Fee Other: 1

Basics

Baths Full: 3

Year Built Src: Builder

Baths Half: 1

Location Details



Area: 9

School District: 27 - Houston

School Elementary: SINCLAIR
ELEMENTARY SCHOOL (HOUSTON)

School High: WALTRIP HIGH SCHOOL

Geo Market Area:
Timbergrove/Lazybrook

Zip: 77055

County Or Parish: Harris

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 Middle: HOGG MIDDLE SCHOOL (HOUSTON)

Subdivision: Somerset Green Sec 6

State: Texas

City: Houston

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

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

Range Type: Gas Range

Access: Manned Gate

Realist Block: Deed Restrictions

Disclosures: Exclusions,Mud,Sellers
Disclosure,Tenant Occupied

Exclusions: EV Charger, Washer and Dryer

Finance Available: Cash Sale,Conventional

Legal: LT 20 BLK 1 SOMERSET GREEN SEC 6

DOM: 6

Courtesy of

List Office Name: Douglas Elliman Real Estate

