



\$525,000.00

## 36614 CANYON RD, WALLIS, TX 77485, USA

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



3 Bedrooms, 2 Full Baths, 2 car garage and a half garage for the Golf Cart, Motorcycle, or other. Custom home (Designer doors, beautiful tray ceilings, modern designer windows, jacuzzi-tub, wood burning fireplace, terraced landscaping, outdoor fire pit, and much more). Building was started in 2014, finished in 2015 and the Sellers have occupied it [...]

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## Rooms & Units Description

**Property title:** 36614 Canyon Simonton Texas 77485

**Room Description:** 1 Living Area,Den,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

**Photo Count:** 42

**Original List Price:** 525000.00

**Room Count:** 8

**Bed Room Description:** All Bedrooms Down

**HOA Mandatory:** 1

**Key Map:** 520H



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## Property Details

<b>Parcel Number:</b> 1865-02-016-0080-901	<b>Lot Description:</b> Subdivision Lot
<b>Style:</b> Contemporary/Modern,Other Style	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 275.88	<b>Acres:</b> 0.9285
<b>Acres Description:</b> 1/2 Up to 1 Acre	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 1	<b>Floors:</b> Tile
<b>Ownership:</b> Full Ownership	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions

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## Property Features

<b>Exterior:</b> Back Yard,Fully Fenced,Storage Shed	<b>Interior:</b> High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Auto Garage Door Opener,Golf Cart Garage	<b>Garage Desc:</b> Attached Garage
<b>No Of Garage Cap:</b> 2	<b>Heat System:</b> Central Electric
<b>Cool System:</b> Central Electric	<b>Fireplace Description:</b> Gas Connections,Gaslog Fireplace,Wood Burning Fireplace
<b>Fireplaces Number:</b> 1	<b>Energy:</b> Attic Vents,Ceiling Fans
<b>Kitchen Desc:</b> Pantry	<b>Oven Type:</b> Convection Oven,Freestanding Oven,Gas Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Aerobic,Septic Tank,Well
<b>Microwave:</b> 1	<b>Siding:</b> Brick,Stucco,Wood

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## Fees & Taxes

<b>Tax Rate:</b> 2.2341	<b>Tax Amount:</b> 8232
<b>Tax Year:</b> 2022	

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## Basics



Location Details

<b>Area:</b> 30	<b>County Or Parish:</b> Fort Bend
<b>School District:</b> 33 - Lamar Consolidated	<b>Directions:</b> Traveling on I-10 going West, Exit 1489 at Brookshire, take a Left, at Simonton take a Right on fm 1093 (Westheimer Rd.) going West toward Wallis, take a Right on Chisolm Trail (curves Left and turns into Wagon Rd.), take a Left on Canyon Rd, home is on your Right
<b>School Elementary:</b> MORGAN ELEMENTARY SCHOOL	<b>School Middle:</b> ROBERTS/LEAMAN JUNIOR HIGH SCHOOL
<b>School High:</b> FULSHEAR HIGH SCHOOL	<b>Subdivision:</b> Brazos Valley Sec 2
<b>Geo Market Area:</b> Fulshear/South Brookshire/Simonton	<b>State:</b> Texas
<b>Zip:</b> 77485	<b>City:</b> Simonton

Miscellaneous

<b>Annual Maint Desc:</b> Mandatory	<b>Realist Block:</b> Deed Restrictions
<b>Connections:</b> Electric Dryer Connections,Washer Connections	<b>Disclosures:</b> Sellers Disclosure
<b>Disposal:</b> 1	<b>Exemptions:</b> Homestead,,,,Senior,
<b>Finance Available:</b> Cash Sale,Conventional,FHA,VA	<b>Range Type:</b> Gas Range
<b>Legal:</b> BRAZOS VALLEY SEC 2, BLOCK 16, LOT 8	<b>DOM:</b> 14

Courtesy of

**List Office Name:** RE/MAX Real Estate Assoc.

