



\$499,000.00

## 40 MARTHA LN, HUNTSVILLE, TX 77320, USA

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



What's not to love about this beautiful waterfront home on .87 UNRESTRICTED ac.? Enjoy 2 or 3 (office could be converted to bedroom) bedrooms, 2.5 bath at the top of a hill overlooking the lake. Attached garage has a small bonus room with cabinets and counter. Open concept living dining kitchen with a stone wood [...]

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### Rooms & Units Description



**Property title:** 40 Martha Huntsville Texas 77320

**Room Description:** Home Office/Study,Utility Room in House

**Bed Room Description:** En-Suite Bath,Walk-In Closet

**Photo Count:** 31

**Original List Price:** 550000.00

**Vac Rental:** Allowed

**Room Count:** 10

**Beds Max:** 3

**Master Bath Desc:** Primary Bath: Shower Only,Secondary Bath(s): Tub/Shower Combo

**Subdivision Lake Access YN:** 1

**Key Map:** 999z

**Garage Dimension:** 22x20

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## Property Details

**Parcel Number:** 10182

**Style:** Traditional

**Price Sq Ft List:** 310.32

**Acres Description:** 1/2 Up to 1 Acre

**Stories:** 1

**Ownership:** Full Ownership

**Lot Description:** Waterfront

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

**Acres:** 0.87

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

**Restrictions:** No Restrictions, No Restrictions

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## Property Features

**Exterior:** Patio/Deck,Porch,Storage Shed

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Electric

**Fireplace Description:** Freestanding

**Energy:** Ceiling Fans,Digital Program Thermostat

**Oven Type:** Electric Oven

**Microwave:** 1

**Water Amenity:** Lake View,River View, Lake View,River View

**Interior:** Drapes/Curtains/Window Cover

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar

**Water Sewer:** Aerobic

**Siding:** Stone



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# Fees & Taxes

**Tax Rate:** 1.7134   **Tax Amount:** 4336  
**Tax Year:** 2022   **Other Mandatory Fee:** TRA Maintenance Contract Approx 175 yr  
**Fee Other:** 1   **Fee Other Amount:** 175

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# Basics

**Baths Full:** 2   **Baths Half:** 1  
**Year Built Src:** Appraisal District   **Price Change Timestamp:** 2023-05-30T16:16:49.380

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# Location Details

**Area:** 43   **County Or Parish:** Walker  
**School District:** 64 - Huntsville   **Directions:** SH 19 N to Riverside. R on FM 980 4 mi to L on FM 3454 (aka Thomas Lake Rd) to L on Newport Landing to R on Martha. 2nd home on the right. See sign.  
**School Elementary:** SCOTT JOHNSON ELEMENTARY SCHOOL   **School Middle:** MANCE PARK MIDDLE SCHOOL  
**School High:** HUNTSVILLE HIGH SCHOOL   **Subdivision:** Bernard G (A-5) Tract 7, Acres .87  
**Geo Market Area:** Riverside (Walker)   **State:** Texas  
**Zip:** 77320   **City:** Huntsville

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# Miscellaneous



**Annual Maint Desc:** No

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

**Exemptions:** Homestead,,,,Senior,

**Range Type:** Electric Range

**DOM:** 224

**Realist Block:** No Restrictions

**Disclosures:** Estate

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

**Legal:** BERNARD G (A-5), TRACT 7, ACRES .87

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**Courtesy of**

**List Office Name:** 101 Main St. Realty

