



\$1,028,175.00

**402 FOREST RESERVE PL, HOUSTON, TX  
77079, USA**

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



Stunning NEW CONSTRUCTION by Sullivan Brothers Builders in the heart of Memorial offers a seamless blend of modern interiors with the charm of southern porch living on the exterior. Nestled within the prestigious GATED COMMUNITY of Reserve in Memorial, this residence offers an exceptional living experience and zoned to TOP SPRING BRANCH SCHOOLS! The interior [...]

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## Rooms & Units Description



**Property title:** 402 Forest Reserve Houston Texas 77079

**Room Description:** 1 Living Area,Family Room,Kitchen/Dining Combo,Living Area - 1st Floor,Living Area - 3rd Floor,Utility Room in House

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

**HOA Mandatory:** 1

**Green Certification:** Other Energy Report

**Room Count:** 9

**Bed Room Description:** 2 Primary Bedrooms,En-Suite Bath,Walk-In Closet

**Photo Count:** 43

**Original List Price:** 1028175.00

**Completed Construction Date:** 2023-07-21

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## Property Details

**Parcel Number:** 141-722-002-0012

**Style:** Colonial,Contemporary/Modern,Traditional

**Builder Name:** Sullivan Brothers

**Acres:** 0.069

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Engineered Wood,Tile

**Lot Description:** Greenbelt,Subdivision Lot

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

**Price Sq Ft List:** 371.85

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 3

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



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

**Roof:** Composition

**Garage Carport:** Additional Parking,Auto Driveway Gate,Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplaces Number:** 2

**Kitchen Desc:** Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Microwave:** 1

**Interior:** Alarm System - Owned,Crown Molding,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans,Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,HVAC>13 SEER,Insulated/Low-E windows

**Oven Type:** Double Oven

**Water Sewer:** Public Sewer,Public Water

**Siding:** Brick,Cement Board

## Fees & Taxes

**Tax Rate:** 2.3379

**Tax Amount:** 2777

**Tax Year:** 2022

**Maint Fee Includes:** Limited Access Gates

**Other Mandatory Fee:** 250 transfer fee

**Fee Other:** 1

**Fee Other Amount:** 1250

## Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Builder

## Location Details



**Area:** 23

**School District:** 49 - Spring Branch

**School Elementary:** MEADOW WOOD ELEMENTARY SCHOOL

**School High:** STRATFORD HIGH SCHOOL (SPRING BRANCH)

**Geo Market Area:** Memorial West

**Zip:** 77079

**County Or Parish:** Harris

**Directions:** South on Kirkwood from I-10. Past Memorial Drive, Reserve in Memorial is on the left. Enter and turn left on first street Forest Reserve. Home is on the right.

**School Middle:** SPRING FOREST MIDDLE SCHOOL

**Subdivision:** Reserve in Memorial

**State:** Texas

**City:** Houston

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Range

**Access:** Automatic Gate

**Realist Block:** Deed Restrictions

**Disclosures:** Other Disclosures

**Finance Available:** Cash Sale,Conventional,Investor

**Legal:** LT 12 BLK 2 RESERVE IN MEMORIAL SEC 1 AMEND

**DOM:** 34

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## Courtesy of

**List Office Name:** Energy Realty

