



\$1,199,999.00

416 NORTHCLIFF RIDGE LN, FRIENDSWOOD, TX 77546, USA

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



Absolutely amazing home on almost acre lot with no back neighbors and pool. Home features amazing pool with hot tub and rock waterfall. Entry to the home features soaring high ceiling at the foyer with hardwood floors as you are greeted by the formal dining room. Large dining room perfect for entertaining & steps away [...]

Rooms & Units Description



Property title: 416 Northcliff Ridge Friendswood Texas 77546

Room Count: 12

Room Description: Breakfast Room,Formal Dining,Gameroom Up,Living Area - 1st Floor,Media,Utility Room in House

Bed Room Description: 1 Bedroom Down - Not Primary BR,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower

Master Planned Community: West Ranch

Photo Count: 50

HOA Mandatory: 1

Additional School: WINDSONG INTERMEDIATE SCHOOL

Original List Price: 1450000.00

Key Map: 657L

Property Details

Parcel Number: 7496-0003-0005-000

Style: Traditional

Builder Name: Trendmaker

Acres: 0.9882

Dwelling Type: Free Standing

Floors: Carpet,Engineered Wood,Tile

Utility District: 1

Lot Description: Cul-De-Sac,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 225.14

Acres Description: 1/2 Up to 1 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Balcony,Covered Patio/Deck,Patio/Deck,Porch,Private Driveway,Spa/Hot Tub,Sprinkler System

Roof: Composition

Garage Carport: Additional Parking,Auto Garage Door Opener,Double-Wide Driveway,Porte-Cochere

No Of Garage Cap: 4

Carport Spaces Count: 1

Cool System: Central Electric,Zoned

Pool Private: 1, Gunite,Heated,In Ground,Salt Water

Fireplaces Number: 2

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Interior: Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included

Foundation: Slab on Builders Pier

Garage Desc: Attached/Detached Garage

Carport Description: Attached Carport

Heat System: Central Gas,Zoned

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Tankless/On-Demand H2O Heater

Oven Type: Electric Oven

Water Sewer: Public Sewer,Public Water,Water District

Siding: Brick,Stucco,Wood

Fees & Taxes

Tax Rate: 2.5025	Tax Amount: 25594
Tax Year: 2022	Other Mandatory Fee: transfer/HOA fees paid semi annually
Fee Other: 1	Fee Other Amount: 250

Basics

Baths Full: 5	Year Built Src: Appraisal District
Price Change Timestamp: 2023-07-18T14:45:34.240	



Location Details

Area: 33

School District: 20 - Friendswood

School Elementary: CLINE
ELEMENTARY SCHOOL

School High: FRIENDSWOOD HIGH
SCHOOL

Geo Market Area: Friendswood

Zip: 77546

County Or Parish: Galveston

Directions: From IH-45 go west on FM 518 towards
Friendswood, Right on W Ranch Dr, Right on Northcliff
Ridge Ln. House is at the end of cul de sac

School Middle: FRIENDSWOOD JUNIOR HIGH SCHOOL

Subdivision: West Ranch Estates Sec 1

State: Texas

City: Friendswood

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exclusions: none

Range Type: Gas Cooktop

Legal Subdivision: WEST RANCH

Master Planned Community YN: 1

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

Disposal: 1

Finance Available: Cash Sale,Conventional

Legal: WEST RANCH ESTATES SEC 1 (2007) ABST 9,
BLOCK 3, LOT 5, ACRE

DOM: 153

Courtesy of

List Office Name: Compass RE Texas, LLC

