

\$232,424.00

## 48 FAIRWAY DR, TRINITY, TX 75862, USA

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



As you enter the community you will likely notice the rolling hills, lakes, lots of new homes being built and that is before you even arrive at the staffed gate entry. This unique home is nestled between lots of trees and on a quiet drive. This modern style craftsman home has a front porch for [...]

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### Rooms & Units Description

**Property title:** 48 Fairway Trinity Texas 75862

**Room Description:** Family Room,Kitchen/Dining Combo,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Shower Only

**Subdivision Lake Access YN:** 1

**Original List Price:** 237424.00

**Room Count:** 5

**Bed Room Description:** All Bedrooms Down,Walk-In Closet

**Photo Count:** 26

**HOA Mandatory:** 1

**Completed Construction Date:** 2023-02-01



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## Property Details

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|----------------------------------------------|------------------------------------------------------------------|
| <b>Parcel Number:</b> 13794                  | <b>Lot Description:</b> In Golf Course Community,Subdivision Lot |
| <b>Style:</b> Traditional                    | <b>List Type:</b> Exclusive Right to Sell/Lease                  |
| <b>Builder Name:</b> Trend View Homes        | <b>Price Sq Ft List:</b> 161.07                                  |
| <b>Acres:</b> 0.1575                         | <b>Acres Description:</b> 0 Up To 1/4 Acre                       |
| <b>Dwelling Type:</b> Free Standing          | <b>New Construction:</b> 1                                       |
| <b>New Construction Desc:</b> Never Lived In | <b>Stories:</b> 1                                                |
| <b>Floors:</b> Carpet,Tile                   | <b>Restrictions:</b> Deed Restrictions, Deed Restrictions        |

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## Property Features

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Exterior:</b> Back Yard,Covered Patio/Deck                                                                                                                                                 | <b>Interior:</b> Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling                        |
| <b>Roof:</b> Composition                                                                                                                                                                      | <b>Foundation:</b> Slab                                                                                               |
| <b>Garage Carport:</b> Auto Garage Door Opener,Double-Wide Driveway                                                                                                                           | <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>Pool Area:</b> 1                                                                                                   |
| <b>Energy:</b> Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass | <b>Kitchen Desc:</b> Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers |
| <b>Dishwasher:</b> 1                                                                                                                                                                          | <b>Water Sewer:</b> Water District                                                                                    |
| <b>Countertops:</b> Granite                                                                                                                                                                   | <b>Microwave:</b> 1                                                                                                   |
| <b>Golf Course:</b> Westwood Shores Country Club                                                                                                                                              | <b>Siding:</b> Brick,Cement Board                                                                                     |

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## Fees & Taxes



**Tax Rate:** 2.4708

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer Fee

**Fee Other Amount:** 400

**Tax Amount:** 68

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

**Fee Other:** 1

## Basics

**Baths Full:** 2

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-04-28T14:27:12.663

## Location Details

**Area:** 42

**School District:** 63 - Trinity

**School Elementary:** LANSBERRY ELEMENTARY SCHOOL

**School High:** TRINITY HIGH SCHOOL (HEB)

**Geo Market Area:** Lake Livingston Area

**Zip:** 75862

**County Or Parish:** Trinity

**Directions:** From Houston take I-45 north to HWY 19 east (right) to FM 94 (right) to FM 356 (right) to Westwood Shores Main Entry. At manned gate register and get directions to the home.

**School Middle:** TRINITY JUNIOR HIGH SCHOOL

**Subdivision:** Westwood Shores Sec 8

**State:** Texas

**City:** Trinity

## Miscellaneous



**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Electric Range

**DOM:** 160

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

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

**Legal:** WESTWOOD SHORES SECTION 08, BLOCK 5  
LOT 04

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**Courtesy of**

**List Office Name:** Turn Key Realty

