



\$1,032,585.00

**5007 TANYARD MANOR DR, SUGAR LAND, TX  
77479, USA**

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



MLS#30468907 REPRESENTATIVE PHOTOS ADDED. Built by Taylor Morrison, March 2024 Completion – The Valor Plan is a contemporary home with lots of windows that feels bright and open! Entertain in the family room, breakfast nook, and kitchen showing off the food prep island. Enjoy the outdoors under your spacious covered patio. For elegant occasions, set [...]

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## Rooms & Units Description

**Property title:** 5007 Tanyard Manor Sugar Land Texas  
77479

**Master Planned Community:** Riverstone

**HOA Mandatory:** 1

**Room Count:** 12

**Photo Count:** 40

**Original List Price:** 1032585.00



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## Property Details

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|--------------------------------------------------------------|-----------------------------------------------------------|
| <b>Parcel Number:</b> NA                                     | <b>Lot Description:</b> Subdivision Lot,Wooded            |
| <b>Lot Dimention:</b> 60x130                                 | <b>Style:</b> Contemporary/Modern                         |
| <b>List Type:</b> Exclusive Agency to Sell/Lease             | <b>Builder Name:</b> Taylor Morrison                      |
| <b>Price Sq Ft List:</b> 270.95                              | <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> To Be Built/Under Construction | <b>Stories:</b> 2                                         |
| <b>Floors:</b> Carpet,Tile,Vinyl Plank                       | <b>Restrictions:</b> Deed Restrictions, Deed Restrictions |

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## Property Features

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|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>Exterior:</b> Controlled Subdivision Access,Covered Patio/Deck,Fully Fenced,Porch,Sprinkler System                      | <b>Interior:</b> High Ceiling,Prewired for Alarm System |
| <b>Roof:</b> Composition                                                                                                   | <b>Foundation:</b> Slab                                 |
| <b>Garage Desc:</b> Attached Garage                                                                                        | <b>No Of Garage Cap:</b> 2                              |
| <b>Heat System:</b> Central Gas                                                                                            | <b>Cool System:</b> Central Electric                    |
| <b>Fireplace Description:</b> Gaslog Fireplace                                                                             | <b>Fireplaces Number:</b> 1                             |
| <b>Energy:</b> Digital Program Thermostat,Energy Star/CFL/LED Lights,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater | <b>Oven Type:</b> Double Oven                           |
| <b>Dishwasher:</b> 1                                                                                                       | <b>Water Sewer:</b> Public Water                        |
| <b>Countertops:</b> Quartz                                                                                                 | <b>Microwave:</b> 1                                     |
| <b>Siding:</b> Brick,Stone,Stucco                                                                                          |                                                         |

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## Fees & Taxes

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|-----------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Tax Rate:</b> 2.35 | <b>Maint Fee Includes:</b> Clubhouse,Courtesy Patrol,Grounds,Limited Access Gates,Recreational Facilities |
|-----------------------|-----------------------------------------------------------------------------------------------------------|



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# Basics

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|--------------------------------|------------------------------------|
| <b>Baths Full:</b> 4           | <b>Baths Half:</b> 2               |
| <b>Year Built Src:</b> Builder | <b>Completion Date:</b> 2024-03-31 |

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# Location Details

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|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Area:</b> 29                                          | <b>County Or Parish:</b> Fort Bend                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>School District:</b> 19 - Fort Bend                   | <b>Directions:</b> Head South on 59 and exit University Blvd and go South. Follow University approximately 5.8 miles. Turn right onto LJ Parkway heading South and continue for 1.7 miles until you reach Hagerson Rd. Make right onto Hagerson Rd. and continue for approximately half a mile and you will reach the entrance to Avalon at Riverstone Hagerson. Enter at the first gate on the right and you will approach Brazos Shores Dr. Turn left. Sales model is at 5706 Barton Heights Court |
| <b>School Elementary:</b><br>SONAL BHUCHAR<br>ELEMENTARY | <b>School Middle:</b> FORT SETTLEMENT MIDDLE SCHOOL                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>School High:</b> ELKINS HIGH SCHOOL                   | <b>Subdivision:</b> Avalon at Riverstone                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Geo Market Area:</b> Sugar Land South                 | <b>State:</b> Texas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Zip:</b> 77479                                        | <b>City:</b> Sugar Land                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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# Miscellaneous

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|-----------------------------------------|-------------------------------------------------------------------|
| <b>Annual Maint Desc:</b> Mandatory     | <b>Master Planned Community YN:</b> 1                             |
| <b>Realist Block:</b> Deed Restrictions | <b>Connections:</b> Electric Dryer Connections,Washer Connections |
| <b>Disclosures:</b> Mud                 | <b>Disposal:</b> 1                                                |
| <b>Exemptions:</b> Homestead            | <b>Finance Available:</b> Cash Sale,Conventional,FHA,VA           |
| <b>Range Type:</b> Gas Range            | <b>Legal:</b> lot 1 block 2                                       |
| <b>DOM:</b> 5                           |                                                                   |





# Courtesy of

List Office Name: eXp Realty, LLC

