



\$625,000.00

**5419 GOLDEN MANOR DR, FULSHEAR, TX
77441, USA**

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



Distinctive Style! Stunning 2/2 located in the 55+ community of Bonterra @ CCR and just steps away from The Club. Former "Norwood" model home plus an additional 100K of upgrades added in 2018. Well-groomed landscape & tasteful stucco exterior design instantly commands attention. Double doors welcome guests. Wood Floors warm the entry and extend throughout. [...]

Rooms & Units Description



Property title: 5419 Golden Manor Fulshear Texas 77441

Room Description: Home Office/Study,Living Area - 1st Floor,Living/Dining Combo,Sun Room,Utility Room in House

Bed Room Description: 2 Bedrooms Down,All Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

Master Planned Community: Cross Creek Ranch

Subdivision Lake Access YN: 1

Original List Price: 625000.00

Room Count: 5

Beds Max: 2

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

Photo Count: 44

HOA Mandatory: 1

Key Map: 523B

Property Details

Parcel Number: 1695-01-001-0040-901

Style: Traditional

Builder Name: Taylor Morrison

Acres: 0.1845

Dwelling Type: Free Standing

Floors: Engineered Wood,Tile

Lot Description: Subdivision Lot,Water View

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 273.40

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Covered Patio/Deck,Exterior Gas Connection,Mosquito Control System,Outdoor Kitchen,Partially Fenced,Storage Shed,Subdivision Tennis Court

Roof: Composition

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

No Of Garage Cap: 2

Cool System: Central Electric

Energy: Ceiling Fans,Digital Program Thermostat,Generator,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

Oven Type: Electric Oven,Single Oven

Water Sewer: Public Sewer,Water District

Microwave: 1

Water Amenity: Lake View, Lake View

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Dryer Included,High Ceiling,Refrigerator Included,Washer Included

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Countertops: leathered quartz

Siding: Stucco

Fees & Taxes

Tax Rate: 3.2007

Tax Year: 2022

Other Mandatory Fee:
210/375/104/100/3000/.025% of sales price

Fee Other Amount: XF/Resale/compl inspec/quote/cap/dev fee

Tax Amount: 11942

Maint Fee Includes:
Clubhouse,Grounds,Limited Access Gates,Recreational Facilities

Fee Other: 1

Basics

Baths Full: 2

Active Community 55 YN: 1

Year Built Src: Appraisal District



Location Details

Area: 30

County Or Parish: Fort Bend

School District: 33 - Lamar Consolidated

Directions: Take FM 1093 West past FM 1463. Go RIGHT at Cross Creek Blvd. LEFT on Cross Creek Bend. RIGHT on Whispering Plains. LEFT on Golden Manor.

School Elementary: HUGGINS ELEMENTARY SCHOOL

School Middle: ROBERTS/LEAMAN JUNIOR HIGH SCHOOL

School High: FULSHEAR HIGH SCHOOL

Subdivision: Bonterra At Cross Creek Ranch

Geo Market Area: Katy - Southwest **State:** Texas

Zip: 77441

City: Fulshear

Miscellaneous

Annual Maint Desc: Mandatory **Master Planned Community YN:** 1

Realist Block: Deed Restrictions **Disclosures:** Exclusions,Mud,Sellers Disclosure

Disposal: 1 **Exclusions:** Yes, see agent remarks

Exemptions: Homestead,Senior, **Finance Available:** Cash Sale,Conventional

Range Type: Gas Cooktop **Legal:** BONTERRA AT CROSS CREEK RANCH SEC 1, BLOCK 1, LOT 4

DOM: 5

Courtesy of

List Office Name: RE/MAX Cinco Ranch

