



\$450,000.00

**5508 CANYON BLUFF LN, ROSHARON, TX
77583, USA**

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



Welcome home to this stunning four bedroom, two and a half bathroom home- tucked away in the beautiful, established neighborhood of Savannah Landing. Come through the welcoming, porched, front door and enjoy light, bright and airy rooms throughout this wonderful home. Pass the spacious dining room and under soaring ceilings into the main family living [...]

Rooms & Units Description



Property title: 5508 Canyon Bluff Rosharon Texas 77583

Room Description: Den,Family Room,Formal Dining,Gameroom Up

Master Planned Community: Lakes of Savannah

HOA Mandatory: 1

Key Map: 652J

Room Count: 8

Bed Room Description: Primary Bed - 1st Floor,Walk-In Closet

Photo Count: 35

Original List Price: 450000.00

Property Details

Parcel Number: 7464-1002-013

Style: Traditional

Builder Name: Lennar

Acres: 0.237

Dwelling Type: Free Standing

Floors: Carpet,Tile,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 130.59

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Ownership: Full Ownership

Utility District: 1

Property Features

Exterior: Back Yard Fenced

Roof: Composition

Garage Desc: Detached Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Dishwasher: 1

Microwave: 1

Interior: Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Gas Connections,Wood Burning Fireplace

Oven Type: Gas Oven

Water Sewer: Public Sewer,Public Water,Water District

Siding: Brick

Fees & Taxes



Tax Rate: 2.9567

Tax Year: 2022

Fee Other Amount: 325

Tax Amount: 8433

Fee Other: 1

Basics

Baths Full: 2

Year Built Src: Appraisal District

Baths Half: 1

Location Details

Area: 5

School District: 3 - Alvin

School Elementary: SAVANNAH LAKES ELEMENTARY SCHOOL

School High: MANVEL HIGH SCHOOL

Geo Market Area: Alvin North

Zip: 77583

County Or Parish: Brazoria

Directions: Please refer to preferred GPS application

School Middle: MANVEL JUNIOR HIGH SCHOOL

Subdivision: Savannah Landing

State: Texas

City: Rosharon

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exemptions: Homestead,,,,Senior,

Range Type: Gas Range

DOM: 15

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: SAVANNAH LANDING SEC 1 (A0403 A C H & B), BLOCK 2, LOT 13, A





Courtesy of

List Office Name: Coldwell Banker Realty

