



\$2,298,000.00

## 5668 LYNBROOK DR, HOUSTON, TX 77056, USA

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



Exceptional Tanglewood home inspired by Mexican modernist architects Ricardo Legoretta and Luis Barragan. This beautifully designed and masterfully built home features thick traditional stucco walls, 12" power beams, custom pine cabinetry, a massive island in the kitchen, and 17 ft. vaulted ceiling in the owner's suite. Expansive walls of glass open onto a 1200 sq. [...]

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### Rooms & Units Description



**Property title:** 5668 Lynbrook Houston Texas 77056

**Room Description:** Family Room,Formal Dining,Gameroom Down,Garage Apartment,Living Area - 1st Floor,Utility Room in House

**Bed Room Description:** All Bedrooms Up,En-Suite Bath,Primary Bed - 2nd Floor,Walk-In Closet

**Open House Public Upcoming:** Public: Sat Aug 26, 1:30PM-4:00PM

**Photo Count:** 35

**Original List Price:** 2298000.00

**Garage Dimension:** 27 X 23

**Room Count:** 12

**Beds Max:** 6

**Master Bath Desc:** Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

**Open House Public Count:** 1

**HOA Mandatory:** 1

**Key Map:** 491P

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## Property Details

**Parcel Number:** 075-202-046-0013

**Lot Dimention:** 100x171.5

**List Type:** Exclusive Right to Sell/Lease

**Acres:** 0.3937

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

**Style:** Contemporary/Modern,Spanish

**Price Sq Ft List:** 447.87

**Acres Description:** 1/4 Up to 1/2 Acre

**Stories:** 2

**Ownership:** Full Ownership

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## Property Features



**Exterior:** Back Yard Fenced,Balcony,Covered Patio/Deck,Detached Gar Apt /Quarters,Exterior Gas Connection,Fully Fenced,Outdoor Fireplace,Private Driveway,Satellite Dish,Side Yard,Sprinkler System

**Roof:** Aluminum,Other

**Garage Apt Qtr SF:** 621

**Garage Desc:** Detached Garage

**Heat System:** Central Gas

**Pool Private:** 1, In Ground

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Under Cabinet Lighting

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Stucco

**Interior:** Alarm System - Owned,Balcony,Dryer Included,Fire/Smoke Alarm,High Ceiling,Refrigerator Included,Spa/Hot Tub,Steel Beams,Washer Included,Wet Bar,Wired for Sound

**Foundation:** Slab on Builders Pier

**Garage Carport:** Additional Parking,Auto Driveway Gate,Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric,Zoned

**Fireplace Description:** Freestanding,Gas Connections,Wood Burning Fireplace

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Insulation - Batt,North/South Exposure

**Oven Type:** Convection Oven,Double Oven,Electric Oven

**Water Sewer:** Public Sewer,Public Water

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 2.330662

**Tax Year:** 2022

**Other Mandatory Fee:** Title Information request/Resale certificate

**Fee Other Amount:** \$100/\$250

**Tax Amount:** 40209

**Maint Fee Includes:** Courtesy Patrol,Other

**Fee Other:** 1

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## Basics

**Baths Full:** 5

**Year Built Src:** Seller

**Baths Half:** 1



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## Location Details

**Area:** 22

**County Or Parish:** Harris

**School District:** 27 - Houston

**Directions:** From HWY 59, Exit Chimney Rock. Go North. Pass San Felipe. Right on Lynbrook. House on North side of street. From I10, Exit Chimney Rock. Go South. Pass Woodway. East on Lynbrook. House on North side of street. From Hwy 610, Exit San Felipe. Go West to ChimneyRock. North on Chimney Rock. East on Lynbrook. house on North side of street.

**School Elementary:**  
BRIARGROVE ELEMENTARY  
SCHOOL

**School Middle:** TANGLEWOOD MIDDLE SCHOOL

**School High:** WISDOM HIGH  
SCHOOL

**Subdivision:** Tanglewood

**Geo Market Area:**  
Tanglewood Area

**State:** Texas

**Zip:** 77056

**City:** Houston

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Exclusions, Owner/Agent, Sellers  
Disclosure

**Disposal:** 1

**Exclusions:** see agent remarks

**Exemptions:** Homestead

**Finance Available:** Cash Sale, Conventional

**Range Type:** Gas Cooktop

**Legal:** LT 13 BLK 38 TANGLEWOOD SEC 8

**Legal Subdivision:** TANGLEWOOD

**Access:** Driveway Gate

**DOM:** 13

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## Courtesy of

**List Office Name:** Engel & Volkers Houston

