



\$1,145,000.00

8045 CEDEL DR, HOUSTON, TX 77055, USA

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



Now complete, this beautiful 4-bedroom masterpiece is ideally located in Spring Branch. Featuring 1st floor primary suite, soaring 2-story ceilings, open chef's kitchen, media room, spacious outdoor living, and 2 car garage. Upstairs find 3 bedrooms, game room and media room. Inspired finishes include quartz and porcelain, wide plank wood floors, Benedettini cabinets, designer plumbing [...]

Rooms & Units Description



Property title: 8013 Cedel Houston Texas 77055

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House

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

Photo Count: 36

Key Map: 451N

Room Count: 9

Beds Max: 4

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Vanity Area

Original List Price: 1145000.00

Property Details

Parcel Number: 084-380-000-0177

Style: Traditional

Builder Name: FH

Acres: 0.1752

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Engineered Wood,Stone,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 291.65

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Ownership: Full Ownership

Property Features



Exterior: Back Yard,Back Yard
Fenced,Covered Patio/Deck,Sprinkler
System

Roof: Composition

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

No Of Garage Cap: 2

Cool System: Central Electric

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Butler
Pantry,Island w/o Cooktop,Kitchen open
to Family Room,Walk-in Pantry

Dishwasher: 1

Countertops: Quartz/Marble/Porcel

Siding: Brick,Cement Board

Interior: Crown Molding,Dry Bar,Fire/Smoke
Alarm,Formal Entry/Foyer,High Ceiling,Prewired for
Alarm System,Refrigerator Included,Wired for Sound

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Fireplace Description: Gas Connections

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,HVAC>13 SEER,Insulated/Low-E
windows,Insulation - Spray-Foam,Tankless/On-Demand
H2O Heater

Oven Type: Freestanding Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Fees & Taxes

Tax Rate: 2.4379

Tax Amount: 6268

Tax Year: 2022

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Builder

Completion Date: 2023-08-25

Location Details



Area: 24

School District: 49 - Spring Branch

School Elementary: RIDGECREST
ELEMENTARY SCHOOL (SPRING BRANCH)

School High: NORTHBROOK HIGH SCHOOL

Geo Market Area: Spring Branch

Zip: 77055

County Or Parish: Harris

Directions: North on Wirt, left on Hammerly,
right on Spenwick, left on Cedel.

School Middle: LANDRUM MIDDLE SCHOOL

Subdivision: Springdale Sec 2

State: Texas

City: Houston

Miscellaneous

Annual Maint Desc: No

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

Disposal: 1

Exemptions: None

Range Type: Freestanding Range

DOM: 4

Realist Block: Deed Restrictions

Disclosures: No Disclosures

Exclusions: None

Finance Available: Cash Sale, Conventional

Legal: LT 177 BLK 5 SPRINGDALE SEC 2

Courtesy of

List Office Name: Martha Turner Sotheby's International Realty

