



\$319,999.00

## 8642 SUNNY RIDGE DR, HOUSTON, TX 77095, USA

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



Charming 3 bed 2 bath home in the highly desired area of Copperfield. This cozy 2 story home with open floor plan perfect for entertaining boasts 2 story ceilings in living room. Two bedrooms upstairs and game room. The backyard and pool are perfect for relaxing. Great location and zoned to Cy-Fair Schools.

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### Rooms & Units Description

**Property title:** 8642 Sunny Ridge Houston Texas 77095

**Beds Max:** 3

**HOA Mandatory:** 1

**Key Map:** 408A

**Room Count:** 4

**Photo Count:** 12

**Original List Price:** 319999.00





## Property Details

<b>Parcel Number:</b> 115-081-034-0006	<b>Lot Description:</b> Subdivision Lot
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 170.58	<b>Acres:</b> 0.1653
<b>Acres Description:</b> 0 Up To 1/4 Acre	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 2	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions



## Property Features

<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>Pool Private:</b> 1, In Ground	<b>Fireplaces Number:</b> 2
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Water District
<b>Microwave:</b> 1	<b>Siding:</b> Brick,Wood



## Fees & Taxes

<b>Tax Rate:</b> 2.2036	<b>Tax Amount:</b> 5317
<b>Tax Year:</b> 2022	<b>Other Mandatory Fee:</b> Transfer Fees
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 250



## Basics

<b>Baths Full:</b> 2	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	



## Location Details



**Area:** 8

**School District:** 13 - Cypress-Fairbanks

**School Elementary:** FIEST ELEMENTARY SCHOOL

**School High:** CYPRESS FALLS HIGH SCHOOL

**Geo Market Area:** Copperfield Area

**Zip:** 77095

**County Or Parish:** Harris

**Directions:** West to Lake Crystal, turn right. Then 1st right to sunny ridge, left to property on the right.

**School Middle:** LABAY MIDDLE SCHOOL

**Subdivision:** Copperfield Northmead Village Sec

**State:** Texas

**City:** Houston

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Disclosures:** Sellers Disclosure

**Exemptions:** Homestead,,,,,,,,,,

**Legal:** LT 6 BLK 34 COPPERFIELD NORTHMEAD VLG 2

**Realist Block:** Deed Restrictions

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,VA

**DOM:** 39

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## Courtesy of

**List Office Name:** eXp Realty, LLC

