



\$415,000.00

**8710 SUNNY RIDGE DR, HOUSTON, TX 77095,
USA**

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



Look no further! This well-maintained home is in excellent condition. It is zoned for the highly rated Cy-Fair ISD. This home has a new roof and a large backyard with an inviting private shaded patio with no back neighbors. The kitchen has granite countertops with an island, lots of cabinets and storage, with a serving [...]

Rooms & Units Description



Property title: 8710 Sunny Ridge Houston Texas 77095	Room Count: 10
Room Description: Breakfast Room,Family Room,Formal Dining,Formal Living,Home Office/Study,Utility Room in House	Bed Room Description: All Bedrooms Down
Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo,Vanity Area	Open House Public Upcoming: Public: Sun Sep 3, 11:00AM-2:00PM
Open House Public Count: 1	Master Planned Community: Copperfield
Photo Count: 23	HOA Mandatory: 1
Original List Price: 415000.00	Key Map: 408A

Property Details

Parcel Number: 118-394-004-0022	Lot Description: Subdivision Lot
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Price Sq Ft List: 154.50	Acres: 0.2465
Acres Description: 0 Up To 1/4 Acre	Dwelling Type: Free Standing
Stories: 1	Floors: Carpet,Tile
Restrictions: Deed Restrictions, Deed Restrictions	Utility District: 1

Property Features

Exterior: Back Yard Fenced,Patio/Deck	Roof: Composition
Foundation: Slab	Garage Desc: Detached Garage
No Of Garage Cap: 3	Heat System: Central Gas
Cool System: Central Electric	Pool Area: 1
Fireplace Description: Gaslog Fireplace	Fireplaces Number: 1
Energy: Ceiling Fans	Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry
Oven Type: Gas Oven	Dishwasher: 1
Water Sewer: Water District	Countertops: granite
Microwave: 1	Siding: Brick



Fees & Taxes

Tax Rate: 2.4481	Tax Amount: 6966
Tax Year: 2022	Maint Fee Includes: Grounds,Recreational Facilities

Basics

Baths Full: 2	Year Built Src: Appraisal District
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Location Details

Area: 8	County Or Parish: Harris
School District: 13 - Cypress-Fairbanks	Directions: Take Telge exit off 290, Go west on Telge Rd to West Road. Turn left on West Rd. and left on Oak Mountain Dr. Then at the stop sign, turn left on Sunny Ridge. House will be on your right.
School Elementary: FIEST ELEMENTARY SCHOOL	School Middle: LABAY MIDDLE SCHOOL
School High: CYPRESS FALLS HIGH SCHOOL	Subdivision: Aberdeen Trails
Geo Market Area: Copperfield Area	State: Texas
Zip: 77095	City: Houston

Miscellaneous



Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Estate,Mud,Sellers Disclosure

Exclusions: drapes, pot rack, refrigerator, W/D

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: LT 22 BLK 4 ABERDEEN TRAILS SEC 3 R/P

DOM: 1

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Exemptions: Homestead, Over 65

Range Type: Gas Cooktop

Legal Subdivision: ABERDEEN TRAILS

Courtesy of

List Office Name: Canzell Realty

