



\$549,900.00

**8826 ANDANTE DR, HOUSTON, TX 77040,
USA**

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



Completely Remodeled Trendmaker Home in the Heart of
Woodwind Lakes Across From the Lake with Jogging Path! View of
the Lighted Fountain! 4/3.5 Baths, Downstairs Study with French
Glass Doors, Luxury Waterproof Wide Plank Vinyl Floors
Throughout. No Carpet! New Quartz Counters in All Baths and
Kitchen. HUGE Walk in Pantry, Kent Moore Cabinets, 2 [...]

Rooms & Units Description



Property title: 8826 Andante Houston Texas 77040

Room Description: Breakfast Room,Den,Formal Dining,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Utility Room in House

Master Bath Desc: Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Separate Shower,Secondary Bath(s): Soaking Tub

Subdivision Lake Access YN: 1

Original List Price: 559000.00

Room Count: 13

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

Photo Count: 48

HOA Mandatory: 1

Key Map: 410K

Property Details

Parcel Number: 117-869-002-0012

Style: Traditional

Builder Name: Trendmaker

Acres: 0.2033

Dwelling Type: Free Standing

Floors: Tile,Vinyl Plank

Utility District: 1

Lot Description: Subdivision Lot,Water View,Wooded

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 158.93

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Back Yard Fenced,Covered
Patio/Deck,Fully
Fenced,Patio/Deck,Porch,Sprinkler
System,Storage Shed,Subdivision Tennis Court

Roof: Composition

Garage Carport: Auto Garage Door
Opener,Driveway Gate

No Of Garage Cap: 3

Cool System: Central Electric,Zoned

Fireplace Description: Gas Connections,Gaslog
Fireplace

Energy: Ceiling Fans,Digital Program
Thermostat,High-Efficiency HVAC,Insulated/Low-E
windows

Oven Type: Electric Oven,Freestanding
Oven,Single Oven

Water Sewer: Public Sewer,Water District

Microwave: 1

Water Amenity: Lake View, Lake View

Interior: Crown
Molding,Drapes/Curtains/Window
Cover,Fire/Smoke Alarm,Formal
Entry/Foyer,High Ceiling

Foundation: Slab

Garage Desc: Detached Garage,Oversized
Garage

Heat System: Central Gas,Zoned

Pool Area: 1

Fireplaces Number: 2

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

Dishwasher: 1

Countertops: Quartz

Siding: Brick,Cement Board,Wood

Fees & Taxes

Tax Rate: 2.4694

Tax Amount: 10364

Tax Year: 2022

Maint Fee Includes: Grounds,Recreational Facilities

Other Mandatory Fee: Transfer **Fee Other:** 1

Fee Other Amount: 400

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-08-30T12:28:15.287

Location Details



Area: 11

School District: 13 - Cypress-Fairbanks

School Elementary: REED ELEMENTARY SCHOOL
(CYPRESS-FAIRBANKS)

School High: JERSEY VILLAGE HIGH SCHOOL

Geo Market Area: Northwest Houston

Zip: 77040

County Or Parish: Harris

Directions: 290 TO B-8 to Gessner to
Windfern to WWL Dr to Allegro to Andante

School Middle: DEAN MIDDLE SCHOOL

Subdivision: Woodwind Lakes Sec 02
Amd

State: Texas

City: Houston

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: Woodwind Lakes

Realist Block: Deed Restrictions

Disclosures: Mud, Owner/Agent, Sellers
Disclosure

Finance Available: Cash Sale, Conventional

Legal: LT 12 BLK 2 WOODWIND LAKES SEC 2
AMENDED

DOM: 5

Courtesy of

List Office Name: RE/MAX Universal

