

\$1,198,000.00

**9607 E PEDERNALES RIVER DR, CYPRESS, TX
77433, USA**

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



Beautiful home on a WATERFRONT lot in Towne Lake, a community on a 300-acre private lake for recreational use. Open floor plan featuring high ceilings, dual stair cases, stone fireplace, wine room, large windows offering plenty of natural light and amazing lake views. Kitchen opens to the family room with granite counters, backsplash, SS appliances, [...]

Rooms & Units Description



Property title: 9607 Pedernales River Cypress Texas 77433

Room Count: 14

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Media,Utility Room in House,Wine Room

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

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

Master Planned Community: Towne Lake

Photo Count: 49

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 1590000.00

Key Map: 366Z

Vac Rental: Not Allowed

Property Details

Parcel Number: 131-059-001-0007

Lot Description: Subdivision Lot,Water View,Waterfront

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Coventry

Price Sq Ft List: 238.55

Acres: 0.2431

Acres Description: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Laminate,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features



Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Sprinkler System,Subdivision Tennis Court	Interior: 2 Staircases,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Wet Bar
Roof: Composition	Foundation: Slab
Garage Carport: Auto Garage Door Opener	Garage Desc: Attached Garage
No Of Garage Cap: 3	Heat System: Central Electric,Central Gas
Cool System: Central Electric	Pool Area: 1
Fireplace Description: Gaslog Fireplace	Fireplaces Number: 1
Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat	Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry
Oven Type: Gas Oven	Dishwasher: 1
Water Sewer: Water District	Countertops: Granite
Microwave: 1	Siding: Brick,Stone
Water Amenity: Lake View,Lakefront, Lake View,Lakefront	

Fees & Taxes

Tax Rate: 2.6441	Tax Amount: 18115
Tax Year: 2022	Maint Fee Includes: Clubhouse,Grounds
Other Mandatory Fee: Transfer fee + 0.5% SP cap + \$1600 reserve	Fee Other: 1
Fee Other Amount: 350	

Basics

Baths Full: 5	Year Built Src: Seller
Price Change Timestamp: 2023-05-25T08:32:13.387	

Location Details



Area: 25

School District: 13 - Cypress-Fairbanks

School Elementary: RENNELL ELEMENTARY SCHOOL

School High: CYPRESS RANCH HIGH SCHOOL

Geo Market Area: Cypress South

Zip: 77433

County Or Parish: Harris

Directions: From 290 westbound: exit Barker Cypress, left on Barker Cypress, right on Tuckerton Rd, left on Greenhouse Rd, right on N Pedernales River Dr, N Pedernales River turns into E Pedernales River, house on left

School Middle: ANTHONY MIDDLE SCHOOL (CYPRESS-FAIRBANKS)

Subdivision: Towne Lake Sec 06

State: Texas

City: Cypress

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: LT 7 BLK 1 TOWNE LAKE SEC 6

Master Planned Community YN: 1

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

Disposal: 1

Range Type: Gas Cooktop

DOM: 143

Courtesy of

List Office Name: RE/MAX Fine Properties

