

$1,075,000.00

109 SAND HILLS DR, LUFKIN, TX 75901, USA

https://bunkerhillhomes.com

This beautiful, 4,567 square foot Crown Colony home on the golf course was meticulously designed to maximize living and entertaining space with stunning views of the golf course and lake from every rear window of the home. The primary bedroom space includes a spa like bathroom with two large walk in closets. There are 3 [...]

Rooms & Units Description

Property title: 109 Sand Hills Lufkin Texas 75901

Room Count: 8

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Home Office/Study,Utility Room in House

Bed Room Description: En-Suite Bath,Split Plan,Walk-In Closet

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

Photo Count: 49

HOA Mandatory: 1

Original List Price: 1100000.00

Property Details

Parcel Number: 90110

Lot Desciption: On Golf Course,Subdivision Lot,Water View

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 235.38

Acres: 0.4734

Acres Desciption: 1/4 Up to 1/2 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

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

Interior: Crown Molding,Formal Entry/Foyer,High Ceiling,Wet Bar

Roof: Composition

Foundation: Slab

Garage Carport: Circle Driveway

Garage Desc: Attached Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Generator

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Pot Filler,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Double Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: Granite

Golf Course: Other

Siding: Brick

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 2.2777

Tax Amount: 16134

Tax Year: 2022

Maint Fee Includes: Grounds

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-20T14:42:27.950

Location Details

Area: 45

County Or Parish: Angelina

School District: 186 - Lufkin

Directions: From Hwy 59 South, turn left at the light on College Drive. Left into Crown Colony. Right at the stop sign on Champions Drive. Left on Sand Hills. Home on left, see sign.

School Middle: LUFKIN MIDDLE SCHOOL

School High: LUFKIN HIGH SCHOOL

Subdivision: Crown Colony Sec Viii-D

Geo Market Area: Angelina County

State: Texas

Zip: 75901

City: Lufkin

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

Disposal: 1

Exclusions: See Agent Remarks

Exemptions: Homestead,,,,Senior,

Legal: 3746A CROWN COLONY SEC VIII-D BLK 1 LOT 4

DOM: 54

Courtesy of

List Office Name: Gann Medford Real Estate