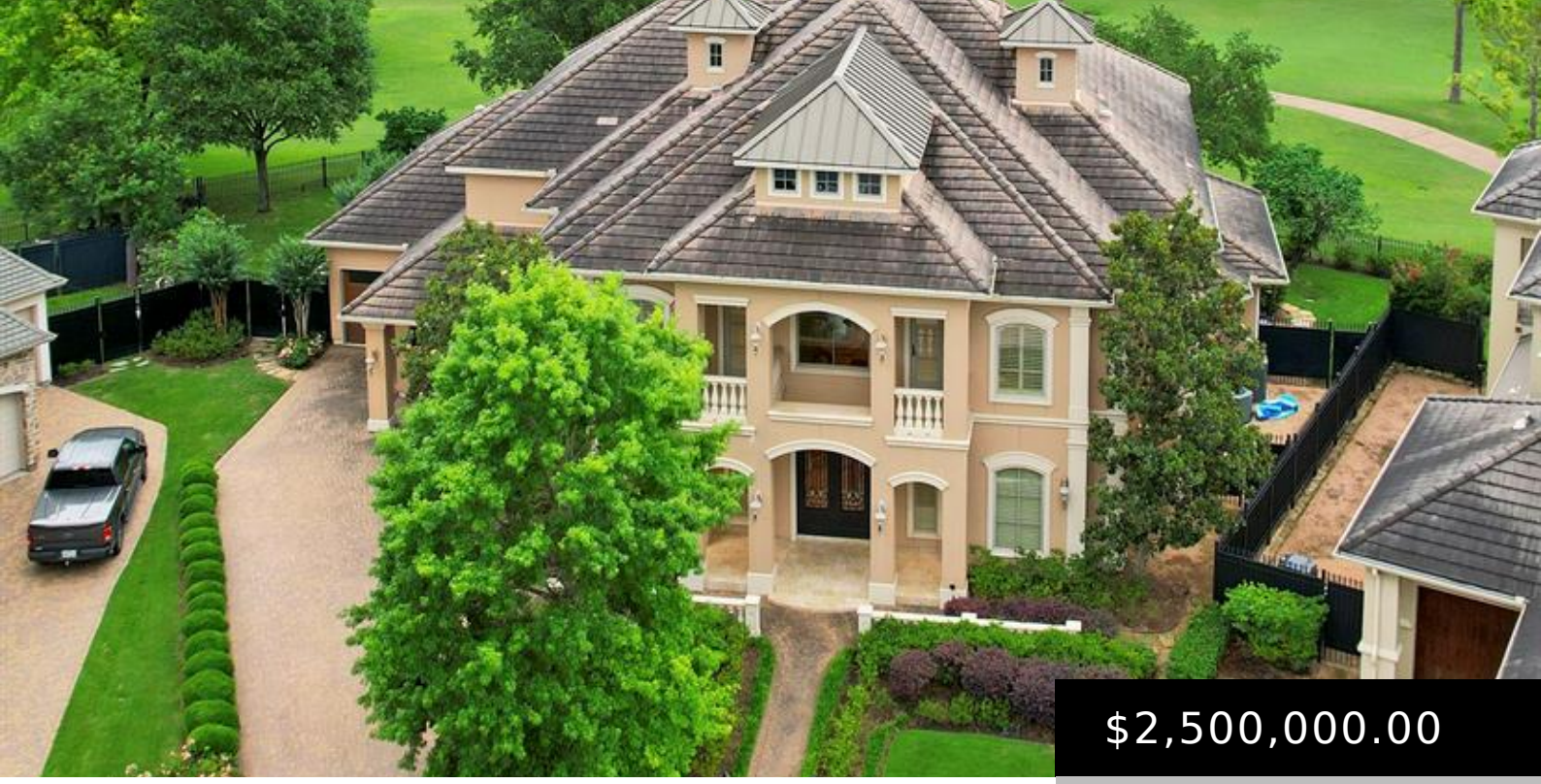


$2,500,000.00

## 11407 ST GERMAIN WAY, HOUSTON, TX 77082, USA

https://bunkerhillhomes.com

Introducing this beautiful custom home located in the Estates of Royal Oaks Country Club on a private cul de sac overlooking hole #14 on the golf course. This RARE home boasts 5 bedrooms, including 2 bedrooms down,2 primary bedrooms, 5 full baths, 3 half baths, and an elevator. Fantastic floorplan for entertaining with a wet [...]

## Rooms & Units Description

**Property title:** 11407 St Germain Houston Texas 77082

**Room Count:** 14

**Room Description:** Breakfast Room,Den,Family Room,Formal Dining,Formal Living,Gameroom Up,Guest Suite,Home Office/Study,Media,Utility Room in House

**Beds Max:** 5

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

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Two Primary Baths,Vanity Area

**Photo Count:** 32

**HOA Mandatory:** 1

**Additional School:** BUDEWIG INTERMEDIATE SCHOOL

**Original List Price:** 2500000.00

**Key Map:** 529B

**Vac Rental:** Not Allowed

## Property Details

**Parcel Number:** 123-054-002-0022

**Lot Desciption:** Cul-De-Sac,In Golf Course Community,On Golf Course,Subdivision Lot

**Style:** Mediterranean

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 367.65

**Acres:** 0.3315

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Marble Floors,Stone,Wood

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions,Restricted, Deed Restrictions,Restricted

**Utility District:** 1

## Property Features

**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Balcony,Controlled Subdivision Access,Covered Patio/Deck,Fully Fenced,Outdoor Kitchen,Patio/Deck,Sprinkler System

**Interior:** 2 Staircases,Alarm System - Owned,Balcony,Central Vacuum,Crown Molding,Drapes/Curtains/Window Cover,Dry Bar,Elevator,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Wet Bar,Wired for Sound

**Roof:** Tile

**Foundation:** Slab on Builders Pier

**Garage Carport:** Auto Garage Door Opener

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 3

**Heat System:** Central Gas,Zoned

**Cool System:** Central Gas,Zoned

**Pool Private:** 1, Gunite

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Digital Program Thermostat,Insulated/Low-E windows,Radiant Attic Barrier

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

**Oven Type:** Convection Oven,Double Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Water District

**Microwave:** 1

**Golf Course:** Royal Oaks Country Club

**Siding:** Stucco

## Fees & Taxes

**Tax Rate:** 2.4882

**Tax Amount:** 47082

**Tax Year:** 2022

**Maint Fee Includes:** Courtesy Patrol,Grounds,Limited Access Gates,On Site Guard,Recreational Facilities

**Other Mandatory Fee:** Transfer Fees

**Fee Other:** 1

**Fee Other Amount:** 275

## Basics

**Baths Full:** 5

**Baths Half:** 3

**Year Built Src:** Builder

## Location Details

**Area:** 31

**County Or Parish:** Harris

**School District:** 2 - Alief

**Directions:** Head west on Westheimer Rd from the Sam Houston Tollway. Turn left onto Royal Oaks Club Drive and proceed through the main gatehouse. Turn left at second stop sign on Bonnebridge Way. Proceed through 3rd stop sign and to the Estate gates. Turn left on Bistro Lane and then left on St Germain. House will be in the cul-de-sac on right hand side.

**School Elementary:** OUTLEY ELEMENTARY SCHOOL

**School Middle:** O'DONNELL MIDDLE SCHOOL

**School High:** AISD DRAW

**Subdivision:** Royal Oaks Country Club Sec 11

**Geo Market Area:** Westchase Area

**State:** Texas

**Zip:** 77082

**City:** Houston

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions,Restricted

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

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Exclusions:** N/A

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

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Range

**Legal:** LT 22 BLK 2 ROYAL OAKS COUNTRY CLUB SEC 11

**Legal Subdivision:** ROYAL OAKS COUNTRY CLUB

**Access:** Manned Gate

**DOM:** 61

## Courtesy of

**List Office Name:** Daniel Real Estate