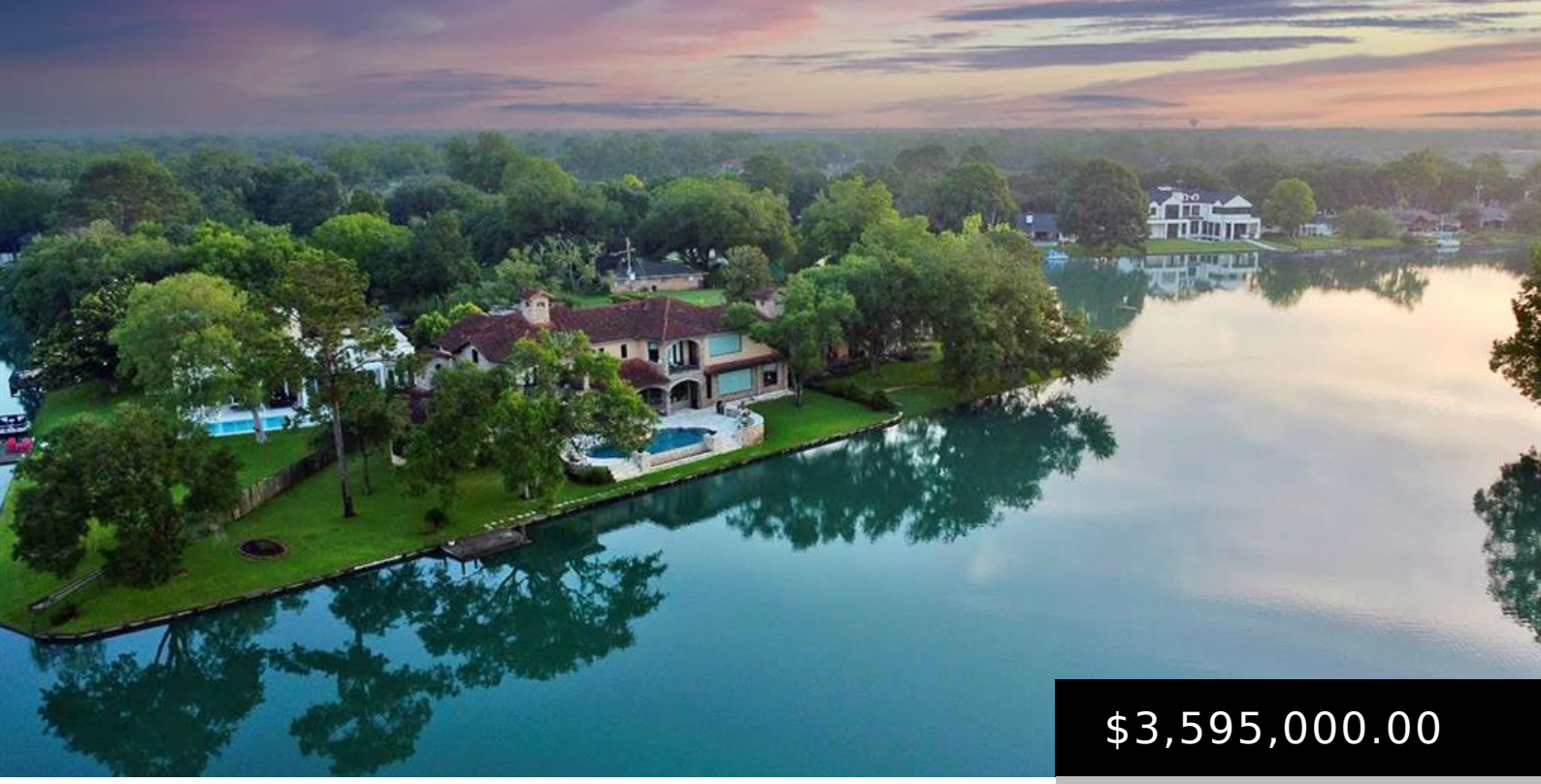


$3,595,000.00

122 TUSCANY ST, SUGAR LAND, TX 77478, USA

https://bunkerhillhomes.com

This irreplicable Italianate estate features one of the very best lots in Venetian Estates, capturing awe-inspiring views spanning the entire length of 44-ac Lake Venice. The Tuscan villa was meticulously designed to incorporate stunning lake views throughout the home and outdoor living spaces. The floor plan is ideal for living and entertaining & panoramic water [...]

Rooms & Units Description

Property title: 122 Tuscany Sugar Land Texas 77478

Room Count: 12

Room Description: Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Down,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Utility Room in House

Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor,Sitting Area,Split Plan,Walk-In Closet

Master Bath Desc: Bidet

Photo Count: 50

HOA Mandatory: 1

Original List Price: 3595000.00

Green Certification: Other Green Certification

Key Map: 568P

Vac Rental: Not Allowed

Property Details

Parcel Number: 8500-01-000-5600-907

Lot Desciption: Cul-De-Sac,Subdivision Lot,Waterfront

Style: Other Style

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 534.49

Acres: 0.439

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

Dwelling Type: Free Standing

Stories: 2

Floors: Engineered Wood,Travertine

Ownership: Full Ownership

Restrictions: Deed Restrictions,Restricted,Zoning, Deed Restrictions,Restricted,Zoning

Property Features

Exterior: Back Yard,Back Yard Fenced,Balcony,Covered Patio/Deck,Outdoor Fireplace,Outdoor Kitchen,Patio/Deck,Porch,Private Driveway,Spa/Hot Tub,Sprinkler System

Interior: 2 Staircases,Atrium,Balcony,Central Vacuum,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Spa/Hot Tub,Wet Bar,Wired for Sound

Roof: Tile

Foundation: Slab on Builders Pier

Garage Carport: Additional Parking,Porte-Cochere

Garage Desc: Attached/Detached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Private: 1, Gunite,Heated,In Ground,Salt Water

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 3

Energy: Ceiling Fans,Insulation - Spray-Foam,North/South Exposure,Other Energy Features,Tankless/On-Demand H2O Heater

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

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Microwave: 1

Siding: Stone,Stucco

Water Amenity: Bulkhead,Lakefront,Wood Bulkhead, Bulkhead,Lakefront,Wood Bulkhead

Fees & Taxes

Tax Rate: 1.9323

Tax Amount: 33308

Tax Year: 2022

Maint Fee Includes: Grounds

Other Mandatory Fee: transfer fee

Fee Other: 1

Fee Other Amount: 150

Basics

Baths Full: 4

Baths Half: 2

Year Built Src: Appraisal District

Location Details

Area: 29

County Or Parish: Fort Bend

School District: 19 - Fort Bend

Directions: From US 59/I-69, head west on US Highway 90A. Turn left into Venetian Estates at the light at Lombardy Drive. Take the first right onto Piedmont Street. Turn left on Tuscany Street. Home is at the end of the cul-de-sac.

School Elementary: HIGHLANDS ELEMENTARY SCHOOL (FORT BEND)

School Middle: DULLES MIDDLE SCHOOL

School High: DULLES HIGH SCHOOL

Subdivision: Venetian Estates

Geo Market Area: Sugar Land North

State: Texas

Zip: 77478

City: Sugar Land

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted,Zoning

Connections: Gas Dryer Connections,Washer Connections

Disclosures: Sellers Disclosure

Disposal: 1

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

Finance Available: Cash Sale,Conventional

Range Type: Freestanding Range,Gas Range

Legal: VENETIAN ESTATES SEC 1, LOT 56, ACRES .439

DOM: 63

Courtesy of

List Office Name: FERGUSON + FBRE