

$405,190.00

## 12814 ROYAL ANN WY, TOMBALL, TX 77375, USA

https://bunkerhillhomes.com

Brand new, energy-efficient home available by Sep 2023! Open main level has effortless flow between the kitchen, dining and family rooms. Linen cabinets with white-toned quartz countertops, gray tone EVP flooring with dark gray tweed carpet in our Balanced package. Whether you’re headed to work or for a night out, Cherry Pines offers access to […]

## Rooms & Units Description

**Property title:** 12807 Royal Ann Tomball Texas 77375

**Room Count:** 6

**Room Description:** Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Media

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

**Photo Count:** 24

**HOA Mandatory:** 1

**Additional School:** TOMBALL INTERMEDIATE SCHOOL

**Original List Price:** 403240.00

## Property Details

**Parcel Number:** 144-878-001-0030

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

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

**Builder Name:** Meritage Homes

**Price Sq Ft List:** 156.75

**Acres Desciption:** 0 Up To 1/4 Acre

**Dwelling Type:** Free Standing

**New Construction:** 1

**New Construction Desc:** To Be Built/Under Construction

**Stories:** 2

**Floors:** Tile,Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Interior:** Drapes/Curtains/Window Cover,Fire/Smoke Alarm

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Heat Pump

**Cool System:** Central Electric

**Energy:** Attic Fan,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Spray-Foam,North/South Exposure,Tankless/On-Demand H2O Heater

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry

**Dishwasher:** 1

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

**Countertops:** Granite

**Microwave:** 1

**Siding:** Cement Board,Stone

## Fees & Taxes

**Tax Rate:** 2.4

**Tax Year:** 2022



## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-07-20T21:30:39.757

**Completion Date:** 2023-09-29

## Location Details

**Area:** 14

**County Or Parish:** Harris

**School District:** 53 - Tomball

**Directions:** Merge onto I-45 N. Take exit 60C to merge onto TX-8 Beltway W/Sam Houston Tollway W. Continue onto Sam Houston Tollway W. Take the exit onto TX-249 N toward Tomball. Continue onto Tomball Tollway. Continue onto TX-249 N/Tomball Tollway. Exit to stay on TX-249 N. Take Holderrieth Rd to S Cherry St in Tomball, the community will be on the left.

**School Elementary:** TOMBALL ELEMENTARY SCHOOL

**School Middle:** TOMBALL JUNIOR HIGH SCHOOL

**School High:** TOMBALL HIGH SCHOOL

**Subdivision:** Cherry Pines

**Geo Market Area:** Tomball

**State:** Texas

**Zip:** 77375

**City:** Tomball

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

**Disposal:** 1

**Exemptions:** Homestead

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** SF 0402 Plan 880C

**DOM:** 83

## Courtesy of

**List Office Name:** Meritage Homes Realty