

$364,000.00

42 SAWGRASS, TRINITY, TX 75862, USA

https://bunkerhillhomes.com

A stunning fusion of modern architecture integrated w/ the natural beauty of a golf course & nature beyond. Majestically situated on a quiet cul-de-sac & golf course. High 2 Story Ceiling in the Living area Conveying an Open, Airy, Atmosphere. Elegant Accents are on trend in the Kitchen Comprised of an island kitchen, bar seating, […]

Rooms & Units Description

Property title: 13 Sawgrass Trinity Texas 75862

Room Count: 9

Room Description: Family Room,Living/Dining Combo,Loft,Utility Room in House

Beds Max: 3

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

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Primary Bath: Tub/Shower Combo

Photo Count: 49

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 364000.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 27377

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

Style: Contemporary/Modern

List Type: Exclusive Right to Sell/Lease

Builder Name: Raa Innovations

Price Sq Ft List: 173.17

Acres: 0.2277

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: Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Green Space,Controlled Subdivision Access,Not Fenced,Patio/Deck,Side Yard,Subdivision Tennis Court

Interior: Fire/Smoke Alarm,High Ceiling,Refrigerator Included

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Electric

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Mock Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Instant Hot Water,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Microwave: 1

Golf Course: Westwood Shores Country Club

Siding: Cement Board

Fees & Taxes

Tax Rate: 2.4708

Tax Amount: 106

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Limited Access Gates,Recreational Facilities

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: $400

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Completion Date: 2023-09-30

Location Details

Area: 42

County Or Parish: Trinity

School District: 63 - Trinity

Directions: From I-45 North (Going towards Huntsville) take 19 to Trinity, Turn Right onto 94, Take a Right onto Emory St, Turn onto FM 356, Turn Left onto Westwood Lake Shores - go thru controlled access - Take a Left on Westlake E., Take a Right onto Sawgrass, Property is in a cup-de-sac on the Right.

School Elementary: LANSBERRY ELEMENTARY SCHOOL

School Middle: TRINITY JUNIOR HIGH SCHOOL

School High: TRINITY HIGH SCHOOL (HEB)

Subdivision: Westwood Shores Sec 3

Geo Market Area: Lake Livingston Area

State: Texas

Zip: 75862

City: Trinity

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,USDA Loan,VA

Range Type: Electric Cooktop

Legal: WESTWOOD SHORES SECTION 03, BLOCK 62 LOT 13

Access: Manned Gate

DOM: 251

Courtesy of

List Office Name: JEA Properties