$4,200,000.00

## 1309 N HORSESHOE DR, SUGAR LAND, TX 77478, USA

https://bunkerhillhomes.com

PRICE REDUCED! La vita è bella. It’s true: life is always beautiful when home is this expansive Italianate villa on Alkire Lake. In an auspicious neighborhood of stately manors, this one stands apart for its 2+ acres of Old World elegance and all-modern luxury. Thoughtful details include 12’ to 14’ ceilings, handcrafted hardwoods and a […]

# Rooms & Units Description

**Property title:** 1309 Horseshoe Dr Sugar Land Texas 77478

**Room Count:** 14

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

**Beds Max:** 6

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

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

**Open House Public Upcoming:** Public: Sat Jul 29, 12:00PM-2:00PM

**Open House Public Count:** 2

**Photo Count:** 42

**Subdivision Lake Access YN:** 1

**Original List Price:** 4200000.00

**Key Map:** 568Q

## Property Details

**Parcel Number:** 1000-02-003-0700-907

**Lot Desciption:** Subdivision Lot,Water View,Waterfront,Wooded

**Style:** Mediterranean,Other Style,Traditional

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

**Builder Name:** Hahnfeld WitmerDavis

**Price Sq Ft List:** 455.24

**Acres:** 2.143

**Acres Desciption:** 2 Up to 5 Acres

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Travertine,Wood

**Restrictions:** Deed Restrictions,Horses Allowed,Restricted, Deed Restrictions,Horses Allowed,Restricted

## Property Features

**Exterior:** Back Green Space,Back Yard,Covered Patio/Deck,Outdoor Fireplace,Patio/Deck,Private Driveway,Sprinkler System,Wheelchair Access

**Interior:** Alarm System - Leased,Balcony,Crown Molding,Dryer Included,Elevator,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Washer Included,Wired for Sound

**Roof:** Tile

**Foundation:** Slab

**Garage Desc:** Attached/Detached Garage,Oversized Garage

**No Of Garage Cap:** 4

**Heat System:** Central Gas,Zoned

**Cool System:** Central Electric,Zoned

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 2

**Energy:** Ceiling Fans,Digital Program Thermostat,Insulation - Spray-Foam

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Pantry,Second Sink,Walk-in Pantry

**Oven Type:** Gas Oven

**Dishwasher:** 1

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

**Countertops:** Granite

**Microwave:** 1

**Siding:** Stone,Stucco

**Water Amenity:** Lake View,Lakefront, Lake View,Lakefront

## Fees & Taxes

**Tax Rate:** 2.0094

**Tax Amount:** 52224

**Tax Year:** 2021

## Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 29

**County Or Parish:** Fort Bend

**School District:** 19 - Fort Bend

**Directions:** From I-69/US 59, exit Highway 90A. Take Highway 90A west approximately one mile, left on Alkire Dr, right on W Alkire Lake Dr to Horseshoe Dr, Right on North Horseshoe Dr.

**School Elementary:** HIGHLANDS ELEMENTARY SCHOOL (FORT BEND)

**School Middle:** DULLES MIDDLE SCHOOL

**School High:** DULLES HIGH SCHOOL

**Subdivision:** Alkire Lake Sub Sec 2

**Geo Market Area:** Sugar Land North

**State:** Texas

**Zip:** 77478

**City:** Sugar Land

## Miscellaneous

**Annual Maint Desc:** Voluntary

**Realist Block:** Deed Restrictions,Horses Allowed,Restricted

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

**Disclosures:** Exclusions,Sellers Disclosure

**Disposal:** 1

**Exclusions:** Drapes in formal living room and secondary bedroom

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

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Cooktop

**Legal:** ALKIRE LAKE S/D SEC 2, BLOCK 3, LOT 7, ACRES 1.927, (PT)

**Legal Subdivision:** Alkire Lake

**DOM:** 140

## Courtesy of

**List Office Name:** Nextgen Real Estate Properties