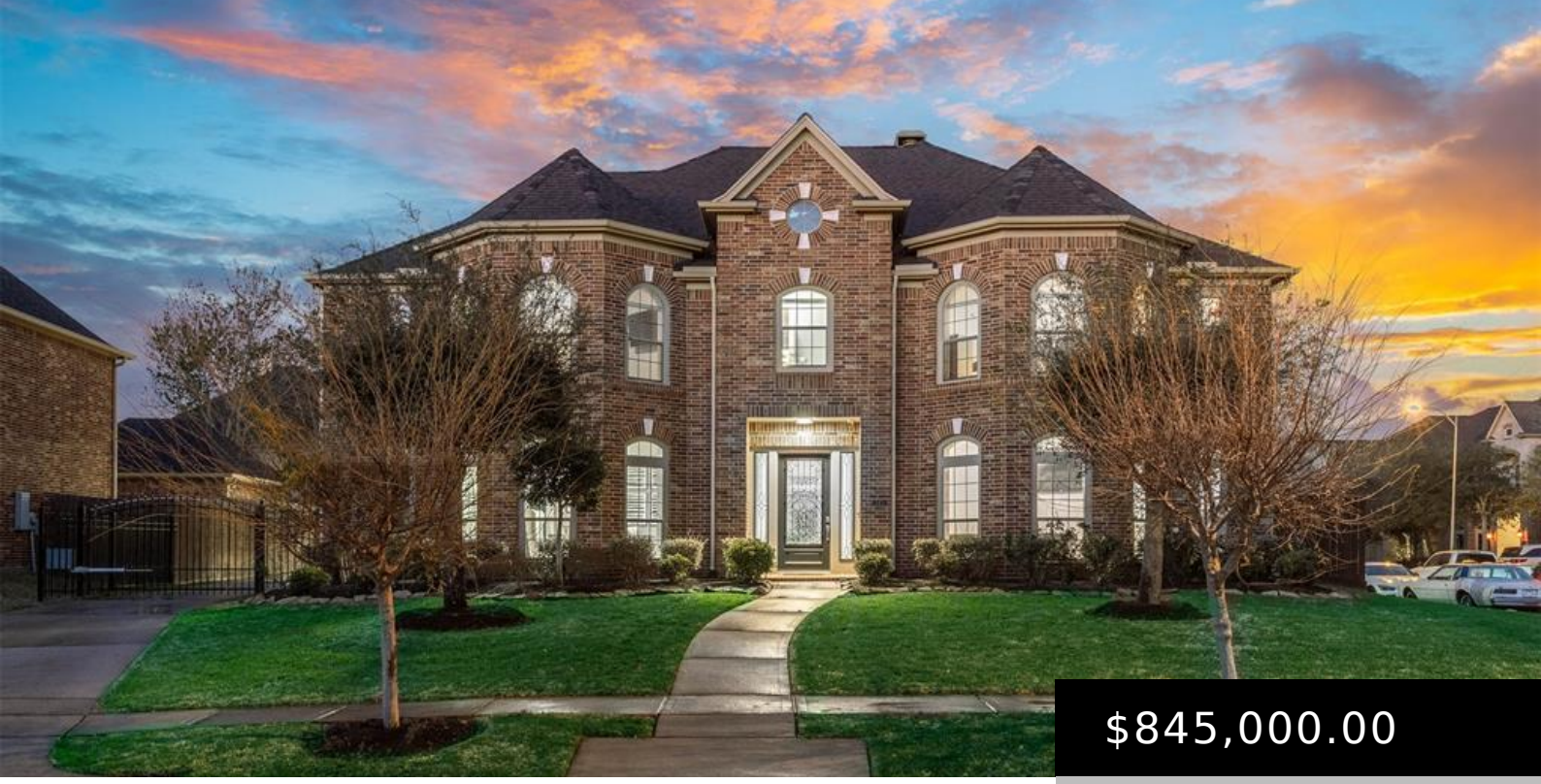


$845,000.00

## 13811 SUGAR DOCK CT, HOUSTON, TX 77044, USA

https://bunkerhillhomes.com

This stunning Perry home has been immaculately maintained and upgraded. The formal living and dining rooms are framed by a step-up 2-story library that opens to a rotunda with a soaring 21-ft. ceiling. The family room offers a serene view of the pool with its waterfall wall. The island kitchen boasts modern appliances, abundant granite […]

## Rooms & Units Description

**Property title:** 13811 Sugar Dock Houston Texas 77044

**Room Count:** 9

**Room Description:** Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Living Area - 2nd Floor,Media

**Beds Max:** 6

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

**Master Bath Desc:** Primary Bath: Shower Only,Primary Bath: Soaking Tub

**Master Planned Community:** Summerwood

**Photo Count:** 33

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 845000.00

**Key Map:** 377M

## Property Details

**Parcel Number:** 130-422-003-0018

**Lot Desciption:** Corner,Cul-De-Sac

**Style:** Contemporary/Modern

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

**Builder Name:** Perry

**Price Sq Ft List:** 143.81

**Acres:** 0.2423

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile,Wood

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Private Driveway,Side Yard,Spa/Hot Tub,Sprinkler System,Storage Shed,Workshop

**Interior:** 2 Staircases,Atrium,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Spa/Hot Tub

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Additional Parking,Auto Driveway Gate,Auto Garage Door Opener

**Garage Desc:** Attached Garage,Oversized Garage

**No Of Garage Cap:** 3

**Carport Description:** Detached Carport

**Carport Spaces Count:** 5

**Heat System:** Central Electric

**Cool System:** Central Gas,Zoned

**Pool Area:** 1

**Pool Private:** 1, In Ground

**Fireplace Description:** Freestanding,Gaslog Fireplace

**Fireplaces Number:** 2

**Energy:** Ceiling Fans,Generator

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Island w/o Cooktop,Pot Filler,Pots/Pans Drawers,Walk-in Pantry

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

**Dishwasher:** 1

**Water Sewer:** Water District

**Compactor:** 1

**Microwave:** 1

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 2.6762

**Tax Amount:** 16050

**Tax Year:** 2022

**Maint Fee Includes:** Clubhouse,Courtesy Patrol,Grounds,Recreational Facilities

**Other Mandatory Fee:** TRANSFER FEE

**Fee Other:** 1

**Fee Other Amount:** 750

## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 1

**County Or Parish:** Harris

**School District:** 29 - Humble

**Directions:** BELTWAY 8 EAST. TURN LEFT ON WEST LAKE HOUSTON PARKWAY AND DRIVE NORTH FOR APPROXIMATELY 4 MILES. TURN RIGHT ON LAKESHORE LANDING DRIVE. TURN RIGHT ON DELWOOD SPRINGS LANE TO BREAKWATER PATH, THEN RIGHT TO GENTLE WINDS TURN RIGHT TO PELICAN BEACH AND THEN TURN LEFT. HOME IS LOCATED ON THE CORNER LOT OF SUGAR DOCK CT CUL-DE-SAC

**School Elementary:** LAKESHORE ELEMENTARY SCHOOL

**School Middle:** WEST LAKE MIDDLE SCHOOL

**School High:** SUMMER CREEK HIGH SCHOOL

**Subdivision:** Lakeshore Sec 09

**Geo Market Area:** Summerwood/Lakeshore

**State:** Texas

**Zip:** 77044

**City:** Houston

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,Investor,Owner Financing,VA

**Legal:** LT 18 BLK 3 LAKESHORE SEC 9

**Access:** Automatic Gate,Driveway Gate

**DOM:** 19

## Courtesy of

**List Office Name:** Fathom Realty