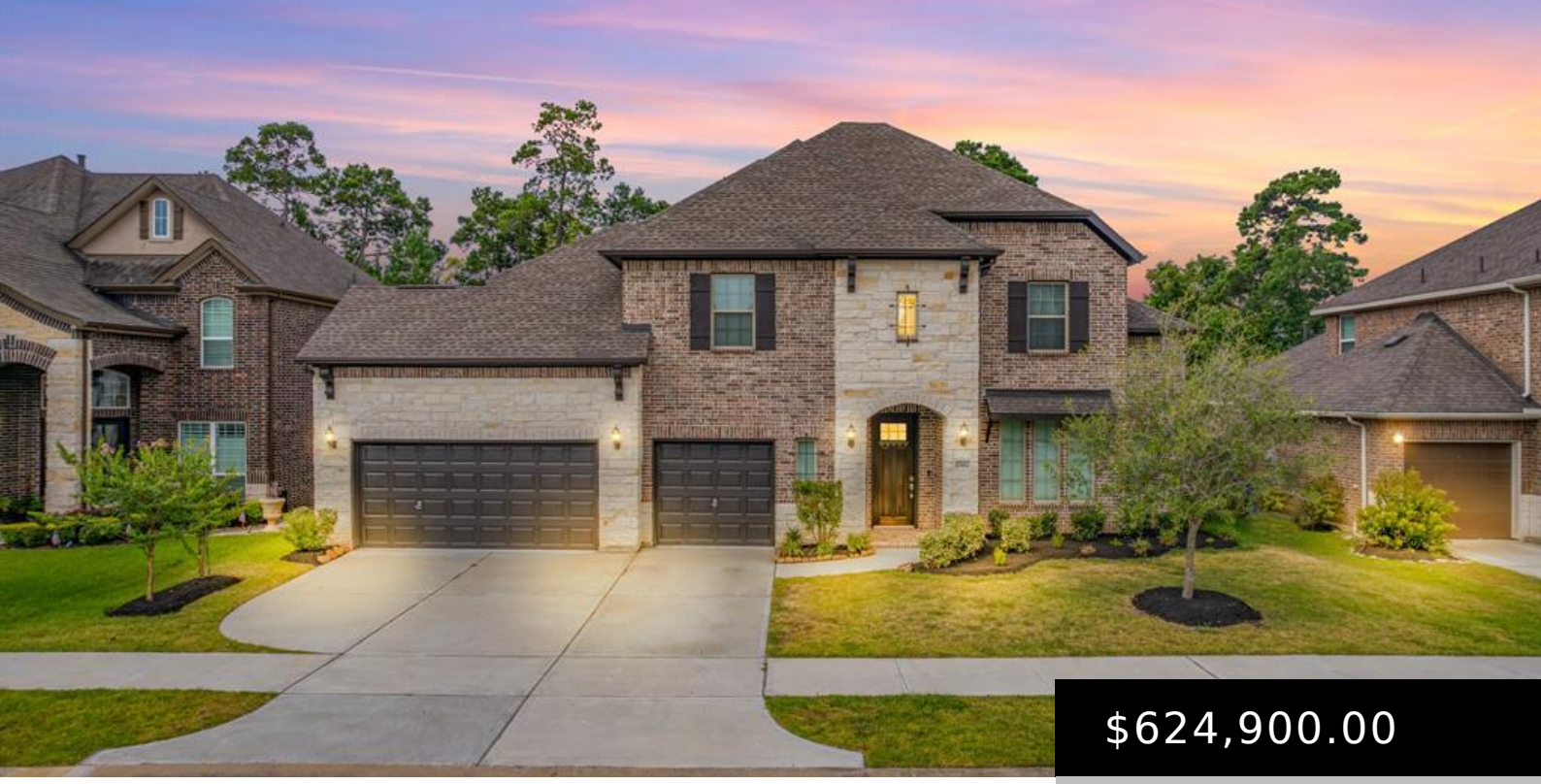


$624,900.00

13912 N LAKE BRANCH LN, HOUSTON, TX 77044, USA

https://bunkerhillhomes.com

LOCATION LOCATION LOCATION! This home backs up to the canal! Stunning home, Preston III Westin Home, shows like a model home, 2-story beautiful foyer with winding staircase & rotunda ceiling. Formal dining room & private study, island kitchen/breakfast area with top of the line appliances, 2 story family room with dramatic ceiling features, ceramic tile […]

Rooms & Units Description

Property title: 13912 Lake Branch Houston Texas 77044

Room Count: 12

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

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

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks

Open House Public Upcoming: Public: Sun Aug 6, 1:00PM-3:00PM

Open House Public Count: 1

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 635000.00

Green Certification: Energy Star Qualified Home

Property Details

Parcel Number: 134-144-001-0010

Lot Desciption: Subdivision Lot,Waterfront

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: WESTIN

Price Sq Ft List: 165.10

Acres: 0.2066

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Exterior Gas Connection,Patio/Deck,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Leased,Alarm System - Owned,Crown Molding,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Wired for Sound

Roof: Composition

Foundation: Slab on Builders Pier

Garage Carport: Auto Garage Door Opener

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric,Zoned

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Other Energy Features,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry

Oven Type: Convection Oven,Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: QUARTZ

Microwave: 1

Siding: Brick,Stone

Water Amenity: Canal View,River View, Canal View,River View

Fees & Taxes

Tax Rate: 2.9998

Tax Amount: 14465

Tax Year: 2022

Maint Fee Includes: Clubhouse,Other,Recreational Facilities

Other Mandatory Fee: TRANSFER FEES

Fee Other: 1

Fee Other Amount: 200

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-31T10:38:43.580

Location Details

Area: 1

County Or Parish: Harris

School District: 29 - Humble

Directions: Turn left onto W. Lake Houston Parkway Loop which is Eagle Lake, Turn Left onto Lake Superior Lane which turns into North Lake Branch, home will be on the right.

School Elementary: LAKESHORE ELEMENTARY SCHOOL

School Middle: WEST LAKE MIDDLE SCHOOL

School High: SUMMER CREEK HIGH SCHOOL

Subdivision: Waters Edge

Geo Market Area: Summerwood/Lakeshore

State: Texas

Zip: 77044

City: Houston

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

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

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: LT 10 BLK 1 (PR YR IMPS 2021*1341440010050) WATERS EDGE SEC

DOM: 21

Courtesy of

List Office Name: Doug Erdy Group