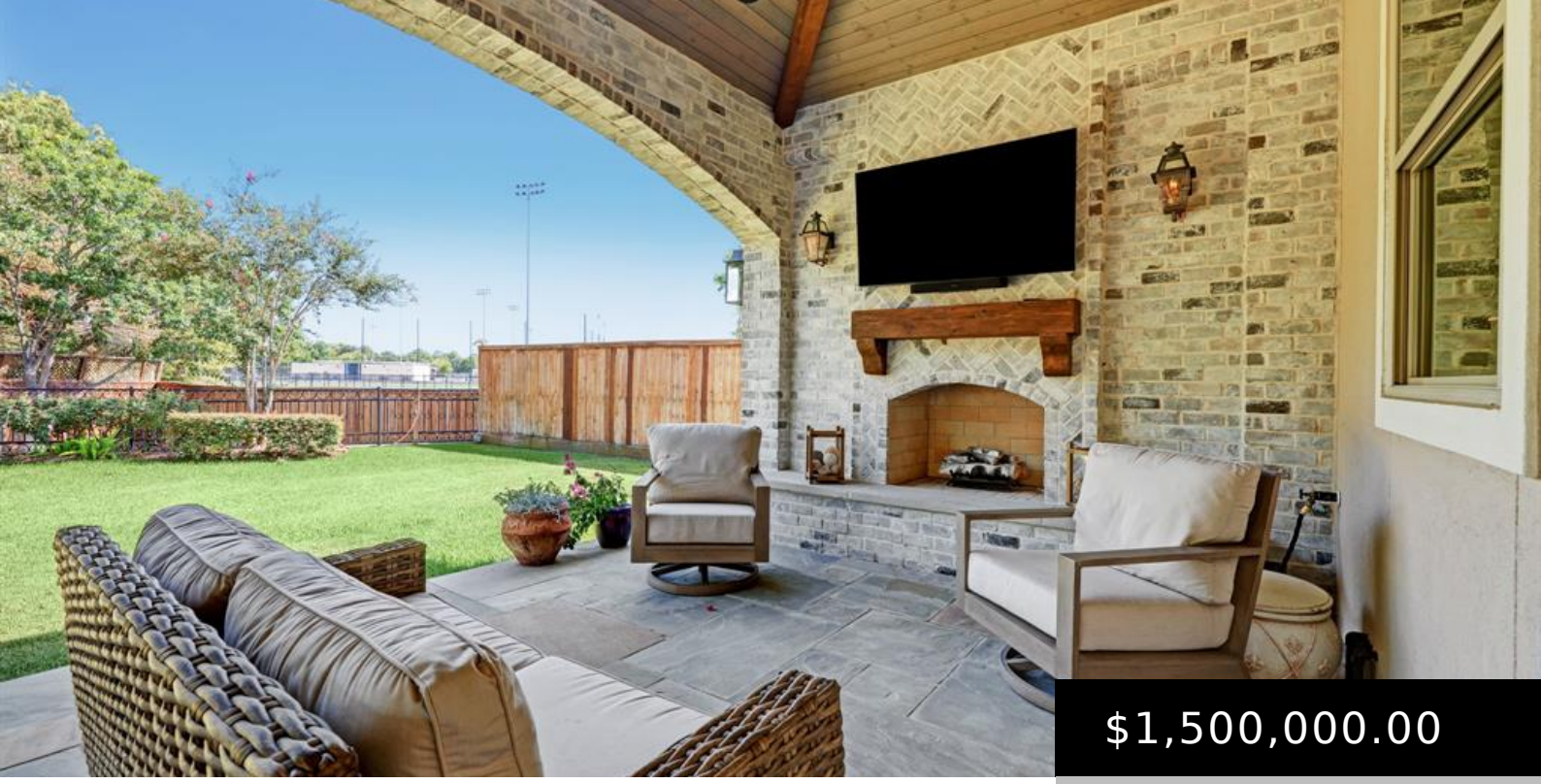


$1,500,000.00

## 1603 PINOT CIR, HOUSTON, TX 77055, USA

https://bunkerhillhomes.com

This gorgeous home sits on a large lot centrally located in the Spring Valley area. No back neighbors!!! The beautiful yard and outdoor kitchen/living area overlooks the SBISD playing fields. Plenty of room for a pool! Located on a gated street, this home is unique in it’s large lot (19,231SF) and 5-6 bedrooms. Standouts include […]

## Rooms & Units Description

**Property title:** 1603 Pinot Houston Texas 77055

**Room Count:** 8

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

**Beds Max:** 6

**Bed Room Description:** All Bedrooms Up,En-Suite Bath,Primary Bed - 2nd 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): Shower Only,Secondary Bath(s): Tub/Shower Combo

**Open House Public Upcoming:** Public: Sat Aug 26, 11:00AM-1:00PM

**Open House Public Count:** 1

**Photo Count:** 34

**HOA Mandatory:** 1

**Original List Price:** 1500000.00

**Vac Rental:** Not Allowed

## Property Details

**Parcel Number:** 134-893-002-0001

**Lot Desciption:** Corner,Subdivision Lot

**Style:** Traditional

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

**Price Sq Ft List:** 379.17

**Acres:** 0.4415

**Acres Desciption:** 1/4 Up to 1/2 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile,Wood

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Cargo Lift,Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Outdoor Kitchen,Patio/Deck,Private Driveway,Side Yard,Sprinkler System,Storage Shed

**Interior:** Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Refrigerator Included,Wired for Sound

**Roof:** Composition,Other

**Foundation:** Slab

**Garage Carport:** Additional Parking,Auto Garage Door Opener,Double-Wide Driveway

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 3

**Heat System:** Central Gas

**Cool System:** Central Electric

**Fireplace Description:** Gas Connections

**Fireplaces Number:** 1

**Energy:** Ceiling Fans,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

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

**Oven Type:** Convection Oven

**Dishwasher:** 1

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

**Microwave:** 1

**Siding:** Brick,Stone,Stucco

## Fees & Taxes

**Tax Rate:** 2.4379

**Tax Amount:** 24343

**Tax Year:** 2022

**Maint Fee Includes:** Grounds,Limited Access Gates,Other

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 200

## Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 24

**County Or Parish:** Harris

**School District:** 49 - Spring Branch

**Directions:** From 1-10, north on Bingle, left on Westview, right on Bracher. Road end at gate to subdivision.

**School Elementary:** VALLEY OAKS ELEMENTARY SCHOOL

**School Middle:** SPRING BRANCH MIDDLE SCHOOL (SPRING BRANCH)

**School High:** MEMORIAL HIGH SCHOOL (SPRING BRANCH)

**Subdivision:** Bracher Estates

**Geo Market Area:** Spring Branch

**State:** Texas

**Zip:** 77055

**City:** Houston

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Sellers Disclosure

**Disposal:** 1

**Exclusions:** Contact Agent for details

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

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Cooktop

**Legal:** LT 1 BLK 2 BRACHER ESTATES

**DOM:** 10

## Courtesy of

**List Office Name:** Compass RE Texas, LLC