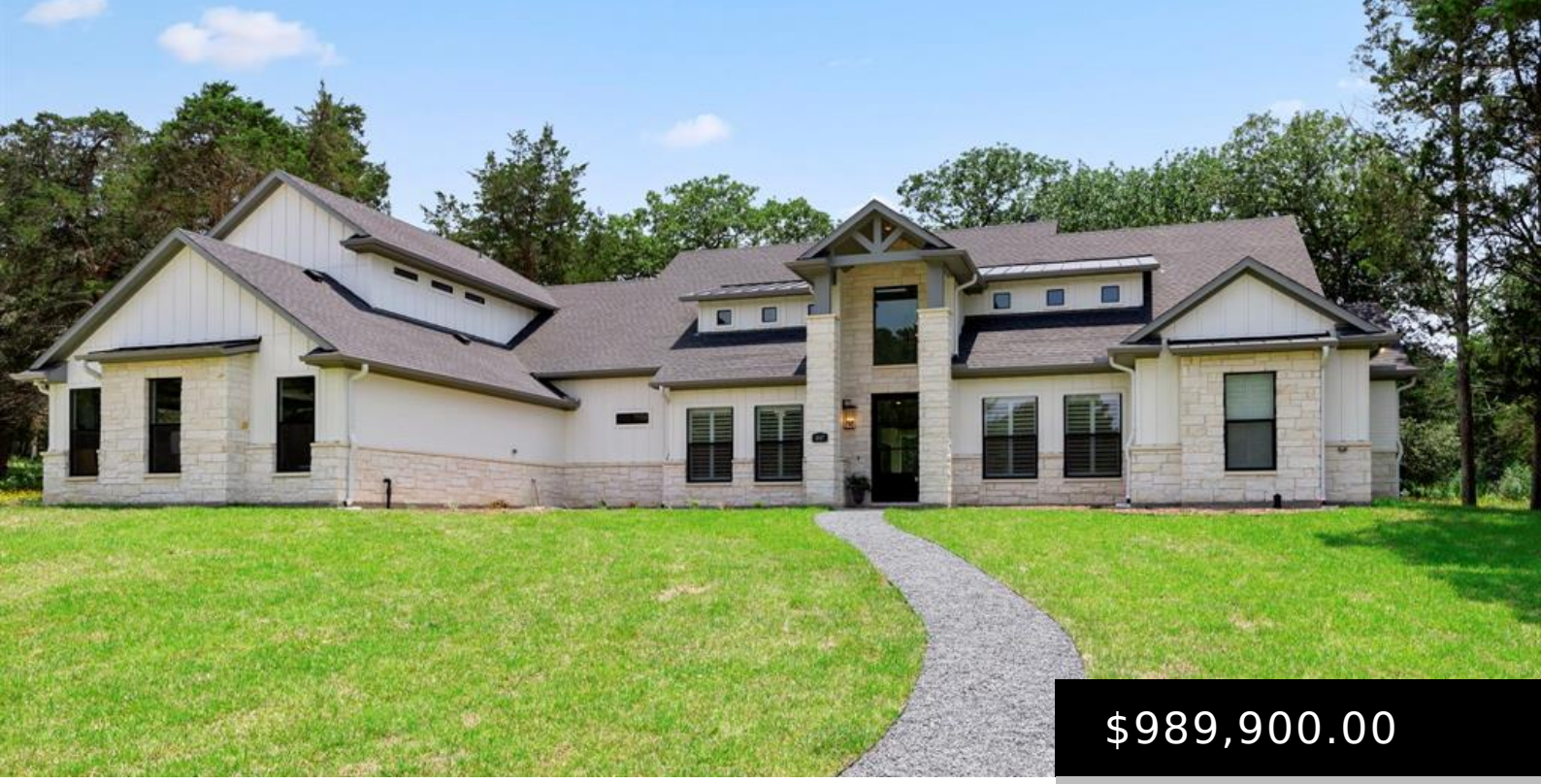


$989,900.00

1607 N FALLS DR, NEW ULM, TX 78950, USA

https://bunkerhillhomes.com

2023 New Construction home is nestled on hole 11 in The Falls gated community. Elegant limestone and wood exterior adorns this custom home with so many luxurious finishes and personal touches. From wide light colored wood plank flooring, to the ensuite baths on each bedroom, oversized closets, extra cabinets, coffee bar, extra large pantry, special [...]

Rooms & Units Description

Property title: 1607 Falls New Ulm Texas 78950

Room Count: 11

Room Description: 1 Living Area,Formal Dining,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Living/Dining Combo,Sun Room,Utility Room in House

Beds Max: 5

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

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

Photo Count: 46

HOA Mandatory: 1

Original List Price: 1025000.00

Property Details

Parcel Number: 18980

Lot Desciption: In Golf Course Community,On Golf Course

Style: Contemporary/Modern,Ranch,Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Partners in Building

Price Sq Ft List: 275.97

Acres: 0.42

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

Dwelling Type: Free Standing

Stories: 2

Floors: Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Property Features

Exterior: Back Yard,Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Not Fenced,Porch,Private Driveway,Sprinkler System

Interior: Crown Molding,Drapes/Curtains/Window Cover,Dry Bar,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System

Roof: Composition

Foundation: Slab on Builders Pier

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

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 3

Heat System: Central Electric

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Spray-Foam,Other Energy Features

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

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: Granite

Microwave: 1

Golf Course: The Falls Golf Club

Siding: Stone,Wood

Fees & Taxes

Tax Rate: 2.0359

Tax Amount: 10884

Tax Year: 2022

Maint Fee Includes: Limited Access Gates

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-12T11:44:22.133

Location Details

Area: 56

County Or Parish: Colorado

School District: 188 - Columbus

Directions: From Columbus take FM 109 N. to Dr Neal Rd follow the signs to the entrance of The Falls. Turn into the entrance and continue on north Falls dr to the House on the right. Look for the yellow Leyco Sign

School Elementary: COLUMBUS ELEMENTARY SCHOOL

School Middle: COLUMBUS JUNIOR HIGH SCHOOL

School High: COLUMBUS HIGH SCHOOL

Subdivision: The Falls

State: Texas

Zip: 78950

City: New Ulm

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud,Other Disclosures,Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional

Range Type: Electric Cooktop

Legal: BLK 8 LT 9 THE FALLS REPLAT SEC I

Access: Automatic Gate

DOM: 44

Courtesy of

List Office Name: Leyco Real Estate

