

$3,499,000.00

6 FARRELL RIDGE DR, SUGAR LAND, TX 77479, USA

https://bunkerhillhomes.com

Unique opportunity to own one of the most coveted homes in the prestigious golf course community of Sweetwater! This beautiful French Chateau is designed for family and entertaining & is situated on a nearly 1 acre, prime golf course lot! Designed by Robert Dame & built by Chris Sims, this home cannot be built with […]

Rooms & Units Description

Property title: 2 Farrell Ridge Sugar Land Texas 77479

Room Count: 11

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

Beds Max: 5

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

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

Master Planned Community: First Colony

Photo Count: 48

HOA Mandatory: 1

Original List Price: 3499000.00

Key Map: 608M

Property Details

Parcel Number: 7800-07-001-0220-907

Lot Desciption: Cul-De-Sac,In Golf Course Community,On Golf Course,Subdivision Lot,Wooded

Style: French

List Type: Exclusive Right to Sell/Lease

Builder Name: Chris Sims

Price Sq Ft List: 346.06

Acres: 0.9

Acres Desciption: 1/2 Up to 1 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Marble Floors,Stone,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Green Space,Back Yard,Back Yard Fenced,Balcony,Covered Patio/Deck,Outdoor Kitchen,Patio/Deck,Porch,Side Yard,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court,Workshop

Interior: 2 Staircases,Alarm System - Owned,Balcony,Crown Molding,Drapes/Curtains/Window Cover,Dry Bar,Elevator,Elevator Shaft,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Spa/Hot Tub,Wet Bar,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Desc: Attached/Detached Garage

No Of Garage Cap: 3

Carport Description: Attached Carport

Carport Spaces Count: 1

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Pool Private: 1, Heated,In Ground

Fireplace Description: Gaslog Fireplace,Wood Burning Fireplace

Fireplaces Number: 2

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star/Reflective Roof,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,North/South Exposure,Other Energy Features,Radiant Attic Barrier,Storm Windows

Kitchen Desc: Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pot Filler,Pots/Pans Drawers,Reverse Osmosis,Second Sink,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Convection Oven,Double Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: Marble

Microwave: 1

Golf Course: Sweetwater Country Club

Siding: Stone,Stucco

Fees & Taxes

Tax Rate: 2.1584

Tax Amount: 65379

Tax Year: 2022

Other Mandatory Fee: TRANSFER FEE

Fee Other: 1

Fee Other Amount: 250

Basics

Baths Full: 4

Baths Half: 3

Year Built Src: Appraisal District

Location Details

Area: 29

County Or Parish: Fort Bend

School District: 19 - Fort Bend

Directions: 59 SOUTH, EXIT SWEETWATER, LEFT ON SWEETWATER, RIGHT ON PALM ROYALE, LEFT ON ELLICOTT, MAKE FIRST LEFT, THEN RIGHT ON CHESHIRE BEND, RIGHT ON FARRELL RIDGE. HOME AT THE END OF THE CUL-DE-SAC.

School Elementary: SETTLERS WAY ELEMENTARY SCHOOL

School Middle: FIRST COLONY MIDDLE SCHOOL

School High: CLEMENTS HIGH SCHOOL

Subdivision: Sweetwater

Geo Market Area: Sugar Land South

State: Texas

Zip: 77479

City: Sugar Land

Miscellaneous

Annual Maint Desc: Mandatory

Master Planned Community YN: 1

Realist Block: Deed Restrictions

Connections: Washer Connections

Disclosures: Sellers Disclosure

Disposal: 1

Exclusions: CHANDELIER IN FORMAL LIVING

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional

Range Type: Gas Range

Legal: SWEETWATER SEC 7, BLOCK 1, LOT 22

Legal Subdivision: Sweetwater

DOM: 25

Courtesy of

List Office Name: RE/MAX Southwest