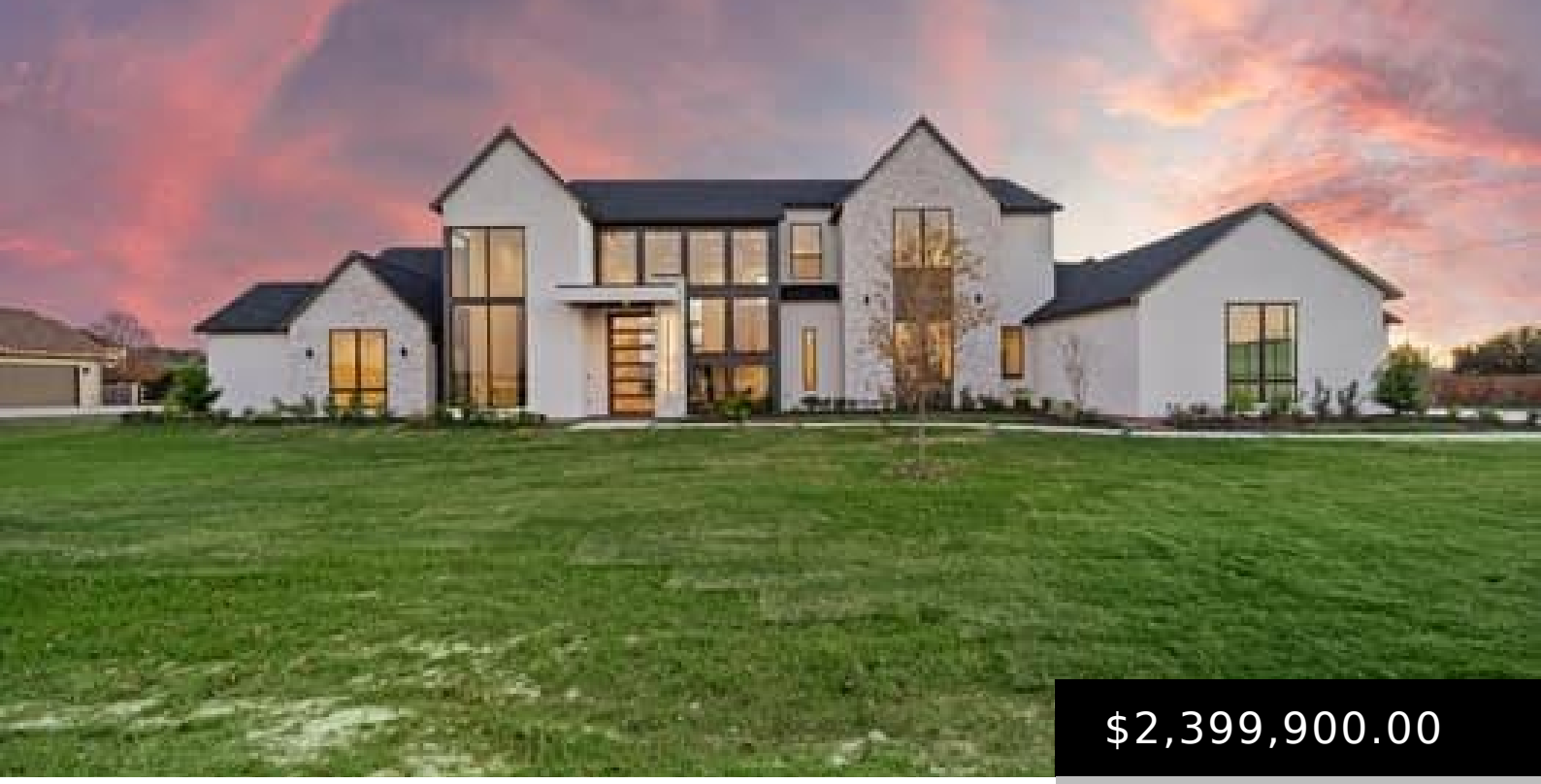


$2,399,900.00

2 LIGHTNING BAR CT, TOMBALL, TX 77377, USA

https://bunkerhillhomes.com

One of a kind, six bedroom, custom floorplan with today’s “Modern Farmhouse” look. See photos. The wide-open floorplan features soaring two-story ceilings in the massive Family/breakfast room/gourmet kitchen space, ,. Beyond the kitchen is a large pantry/Prep area. First floor also includes the large master suite, study, TWO large guest suites, game room, and Formal […]

Rooms & Units Description

Property title: 2 Lightning Bar Tomball Texas 77377

Room Count: 12

Room Description: Den,Family Room,Formal Dining,Gameroom Down,Gameroom Up,Home Office/Study,Utility Room in House

Beds Max: 6

Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor,Split Plan

Master Bath Desc: Half Bath,Primary Bath: Separate Shower,Secondary Bath(s): Shower Only,Secondary Bath(s): Tub/Shower Combo

Photo Count: 9

HOA Mandatory: 1

Additional School: TOMBALL INTERMEDIATE SCHOOL

Original List Price: 2399900.00

Property Details

Parcel Number: 138 720 003 0003

Lot Desciption: Cul-De-Sac,Subdivision Lot,Wooded

Style: Contemporary/Modern

List Type: Exclusive Agency to Sell/Lease

Builder Name: IKLO Builders

Price Sq Ft List: 349.94

Acres: 0.982

Acres Desciption: 1/2 Up to 1 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: To Be Built/Under Construction

Stories: 2

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 4

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Second Sink,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Water Sewer: Aerobic,Water District

Microwave: 1

Siding: Stucco

Fees & Taxes

Maint Fee Includes: Clubhouse

Other Mandatory Fee: Reserve, transfer

Fee Other: 1

Fee Other Amount: 3804, 395

Basics

Baths Full: 6

Baths Half: 1

Year Built Src: Builder

Completion Date: 2023-08-31

Location Details

Area: 35

County Or Parish: Harris

School District: 53 - Tomball

Directions: From Telge Rd. and Grand Parkway, (99), go one block North to Willowcreek Ranch entrance. Enter. Turn left at roundabout on Three Bars Trail. Go North to Lightning Bar. Home is last home on the left, in the cul-de-sac.. From FM 2920, go South on Telge 1.6 miles to entrance of Willowcreek Ranch. Enter. Turn left at roundabout on Three Bars trail to Lightning Bar. Home is the last on the left.

School Elementary: GRAND OAKS ELEMENTARY SCHOOL

School Middle: GRAND LAKES JUNIOR HIGH SCHOOL

School High: TOMBALL HIGH SCHOOL

Subdivision: Willowcreek Ranch

Geo Market Area: Tomball Southwest

State: Texas

Zip: 77377

City: Tomball

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections

Disclosures: Mud

Disposal: 1

Finance Available: Cash Sale,Conventional

Legal: Lot 3, Block 1, Section 9

Legal Subdivision: Willowcreek Ranch

DOM: 83

Courtesy of

List Office Name: Towne Lake Custom Sales, LLC