

$667,900.00

22 FAIR BLUFF CT, FULSHEAR, TX 77441, USA

https://bunkerhillhomes.com

STUNNING WATERFRONT 3 bedrooms, 2.5 bathrooms with a French-doors office, Trendmaker patio home located in a highly desired Cross Creek Ranch. The cul-de-sac home is surrounded by many large lakes stocked with many types of fish. The 3-car garage home has MANY UPGRADES but to name a few: Ceramic tile roof, hardwood floors, plantation shutters [...]

Rooms & Units Description

Property title: 22 Fair Bluff Fulshear Texas 77441

Room Count: 6

Room Description: 1 Living Area,Family Room,Home Office/Study,Living Area - 1st Floor

Bed Room Description: All Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Shower Only

Master Planned Community: Cross Creek Ranch

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 667900.00

Key Map: 523F

Vac Rental: Not Allowed

Property Details

Parcel Number: NA

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

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Trendmaker

Price Sq Ft List: 227.72

Acres: 0.237

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Exterior Gas Connection,Fully Fenced,Mosquito Control System,Outdoor Kitchen,Patio/Deck,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Owned,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Spa/Hot Tub

Roof: Tile

Foundation: Slab

Garage Apt Qtr SF: 622

Garage Carport: Auto Garage Door Opener

Garage Desc: Attached Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Generator,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass

Kitchen Desc: Walk-in Pantry

Oven Type: Convection Oven,Gas Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Quartz

Microwave: 1

Siding: Brick

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 3.2007

Tax Year: 2023

Maint Fee Includes: Recreational Facilities

Fee Other: 1

Fee Other Amount: Transfer fee/$250

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 30

County Or Parish: Fort Bend

School District: 33 - Lamar Consolidated

Directions: From Grand Parkway (Hwy 99) or Westpark Tollway, exit FM 1093 and continue west to Cross Creek Ranch. Turn right into Cross Creek Ranch main entrance. Turn left on Cross Creek Bend, right on Heaven Lake Ln and left on Fair Bluff Court. Access Control in Gated Communities.

School Elementary: HUGGINS ELEMENTARY SCHOOL

School Middle: ROBERTS/LEAMAN JUNIOR HIGH SCHOOL

School High: FULSHEAR HIGH SCHOOL

Subdivision: Cross Creek Ranch

Geo Market Area: Katy - Southwest

State: Texas

Zip: 77441

City: Fulshear

Miscellaneous

Annual Maint Desc: Mandatory

Master Planned Community YN: 1

Realist Block: Deed Restrictions

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

Disclosures: Sellers Disclosure

Disposal: 1

Exemptions: Homestead

Finance Available: Cash Sale

Range Type: Electric Cooktop

Legal: Lakes of Cross Creek Ranch SEC 3, Block 1, Lot 1

Legal Subdivision: CROSS CREEK RANCH

Access: Automatic Gate

DOM: 8

Courtesy of

List Office Name: Champions NextGen Real Estate