$720,000.00

22049 BREAKWATER LN, PORTER, TX 77365, USA

https://bunkerhillhomes.com

PRICED TO SELL! NEVER BEEN LIVED IN! This luxurious Perry Home is the largest in the neighborhood. 5 bedrooms (downstair guest suite), 4 full baths & 1/2, game room, media, study & a 3 car attached tandem garage. Upgrades are too extensive to list. An elegant spiral staircase greets you, adding a touch of sophistication […]

Rooms & Units Description

Property title: 22049 Breakwater Porter Texas 77365

Room Count: 16

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

Beds Max: 5

Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

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

Master Planned Community: The Highlands

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 720000.00

Green Certification: Home Energy Rating/HERS

Property Details

Parcel Number: 5829-05-02900

Lot Desciption: In Golf Course Community,Other,Subdivision Lot,Wooded

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Perry Homes

Price Sq Ft List: 185.04

Acres: 0.1925

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile

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,Patio/Deck,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Leased,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Wired for Sound

Roof: Composition

Foundation: Other

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

Garage Desc: Attached Garage,Tandem

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Freestanding,Gas Connections

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass

Kitchen Desc: Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Double Oven

Dishwasher: 1

Water Sewer: Water District

Microwave: 1

Golf Course: Highland Pines Golf Club

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 3.3175

Tax Amount: 11433

Tax Year: 2022

Maint Fee Includes: Clubhouse,Courtesy Patrol,Grounds,Recreational Facilities

Other Mandatory Fee: transfer fees, capitalization fees

Fee Other: 1

Fee Other Amount: 1765 (345 & 1420)

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Builder

Location Details

Area: 40

County Or Parish: Montgomery

School District: 39 - New Caney

Directions: From I-45N, take exit 70B toward Spring Stuebner/Rd West, merge onto N Fwy Service Rd, continue straight to stay on N Fwy Service Rd, turn right on the Grand Pkwy Ramp, merge onto Tx-99/Grand Pkwy, take the exit toward Highlands Pkwy, turn right onto Highlands Pkwy. Turn right onto Mirror Lk Cir, at the traffic circle, take the 2nd exit and stay on Mirror Lk Cir, exit the traffic circle onto Mirror lake Cir, turn left onto Mustang Is Blvd, turn right, to reach address on the left.

School Elementary: ROBERT CRIPPEN ELEMENTARY SCHOOL

School Middle: WHITE OAK MIDDLE SCHOOL (NEW CANEY)

School High: PORTER HIGH SCHOOL (NEW CANEY)

Subdivision: The Highlands 05

Geo Market Area: Porter/New Caney West

State: Texas

Zip: 77365

City: Porter

Miscellaneous

Annual Maint Desc: Mandatory

Master Planned Community YN: 1

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud,Owner/Agent,Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional,Investor,Seller to Contribute to Buyer's Closing Costs,VA

Range Type: Gas Cooktop

Legal: S582905 - THE HIGHLANDS 05, BLOCK 3, LOT 11

Legal Subdivision: THE HIGHLANDS

DOM: 35

Courtesy of

List Office Name: Walzel Properties