

$405,000.00

1 EDGEWATER DR, WEST COLUMBIA, TX 77486, USA

https://bunkerhillhomes.com

Welcome to this stunning new construction by Lion Homes. You will be taken aback by the beauty of this home – boasting a double coffered ceiling in the living area with surround sound, open shelving in the kitchen with an abundance of elegant, white, soft close, shaker cabinets and soft close drawers, a stainless farm [...]

Rooms & Units Description

Property title: 226 Edgewater West Columbia Texas 77486

Room Count: 8

Room Description: 1 Living Area,Home Office/Study,Kitchen/Dining Combo,Living/Dining Combo,Utility Room in House

Beds Max: 4

Bed Room Description: All Bedrooms Down,En-Suite Bath,Split Plan,Walk-In Closet

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

Photo Count: 23

Subdivision Lake Access YN: 1

Original List Price: 459500.00

Completed Construction Date: 2023-05-08

Key Map: 824P

Vac Rental: Not Allowed

Property Details

Parcel Number: 2901-0551-000

Lot Desciption: In Golf Course Community,Subdivision Lot

Style: Contemporary/Modern

List Type: Exclusive Right to Sell/Lease

Builder Name: lion homes

Price Sq Ft List: 183.01

Acres: 0.2066

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: Never Lived In

Stories: 1

Floors: Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard Fenced,Covered Patio/Deck,Subdivision Tennis Court

Interior: Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Mock Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,High-Efficiency HVAC,Insulated Doors,Insulation - Blown Fiberglass,Storm Windows

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

Oven Type: Gas Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: carrera Marble

Microwave: 1

Golf Course: Columbia Lakes Resort

Siding: Cement Board,Stone

Fees & Taxes

Tax Rate: 2.0633

Tax Amount: 743

Tax Year: 2022

Other Mandatory Fee: transfer fee

Fee Other: 1

Fee Other Amount: 100

Basics

Baths Full: 3

Year Built Src: Builder

Price Change Timestamp: 2023-08-21T09:18:28.600

Location Details

Area: 5

County Or Parish: Brazoria

School District: 10 - Columbia-Brazoria

Directions: From HWY 288, Head south on TX-35 for 6.3 mi, R on CR 25 for 1.9 mi, L on Freeman Blvd, L on Sunset Oaks Dr, L on Twin Lakes Blvd, property located 500ft on the left

School Elementary: WEST COLUMBIA ELEMENTARY

School Middle: WEST BRAZOS JUNIOR HIGH

School High: COLUMBIA HIGH SCHOOL

Subdivision: Columbia Lakes Sec 1-2-3-4-5

Geo Market Area: West of the Brazos

State: Texas

Zip: 77486

City: West Columbia

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,USDA Loan,VA

Range Type: Gas Cooktop

Legal: COLUMBIA LAKES SEC 2 (A0133 M VARNER) BLK 15 LOT 25

DOM: 34

Courtesy of

List Office Name: Nan & Company PropertiesChristie's International R

