$2,995,000.00

454X+7H CYPRESS, TX, USA

https://bunkerhillhomes.com

Count the stars & breathe…Unbridled luxury is elevated in this Matt Powers custom located on 1.7 acres in brand new Stallion Lakes. Expansive outdoor living space, dining logia, fireplace & summer kitchen. Stylish chef’s kitchen, Prof Series SS Thermador appliances, quartz counters, massive island, appliance wall, walk-in chef panty, lg window over sink, floating shelves. […]

Rooms & Units Description

Property title: 2315 Iris Hockley Texas 77447

Room Count: 23

Room Description: Den,Family Room,Gameroom Down,Gameroom Up,Guest Suite,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Living Area - 2nd Floor,Living/Dining Combo,Utility Room in House

Beds Max: 5

Bed Room Description: 2 Bedrooms Down,Built-In Bunk Beds,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

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

Photo Count: 20

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Additional School: MAGNOLIA INTERMEDIATE SCHOOL

Original List Price: 2995000.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 9036-00-01200

Lot Desciption: Cul-De-Sac,Subdivision Lot

Style: Other Style

List Type: Exclusive Right to Sell/Lease

Builder Name: Matt Powers Custom

Price Sq Ft List: 492.27

Acres: 1.709

Acres Desciption: 1 Up to 2 Acres

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: To Be Built/Under Construction

Stories: 2

Floors: Carpet,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Property Features

Exterior: Back Green Space,Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Outdoor Fireplace,Outdoor Kitchen,Patio/Deck,Porch,Private Driveway,Sprinkler System

Interior: Alarm System - Owned,Dry Bar,Elevator Shaft,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Wet Bar,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Carport: Additional Parking,Auto Garage Door Opener,Single-Wide Driveway

Garage Desc: Attached Garage,Detached Garage

No Of Garage Cap: 4

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Gas Connections,Gaslog Fireplace,Wood Burning Fireplace

Fireplaces Number: 2

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Spray-Foam,North/South Exposure,Other Energy Features,Tankless/On-Demand H2O Heater

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

Oven Type: Double Oven,Gas Oven

Dishwasher: 1

Water Sewer: Septic Tank,Well

Microwave: 1

Golf Course: Houston Oaks Golf and CC

Siding: Stone,Stucco

Fees & Taxes

Maint Fee Includes: Grounds,Limited Access Gates

Basics

Baths Full: 5

Baths Half: 1

Year Built Src: Builder

Completion Date: 2024-03-01



Location Details

Area: 15

County Or Parish: Montgomery

School District: 36 - Magnolia

Directions: Take I-45 South from The Woodlands, take exit 71A for TX-99 W/Grand Pkwy, keep left and merge onto TX-99, take the Mueschke Rd exit. Keep right at the fork and merge onto Mueschke Rd., continue onto Sanders Cemetery Rd., Slight left onto Grand Pines Rd.. Turn left onto Magnolia Waller Rd/Nichols Sawmill Rd, continue onto Magnolia Rd.. Entrance to Stallion Lakes will be on the left. Take Stallion Lakes Avenue to Iris Cove on the left. 2315 will be on the left.

School Elementary: J.L. LYON ELEMENTARY SCHOOL

School Middle: MAGNOLIA JUNIOR HIGH SCHOOL

School High: MAGNOLIA WEST HIGH SCHOOL

Subdivision: Stallion Lakes

Geo Market Area: Hockley

State: Texas

Zip: 77447

City: Hockley

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted

Connections: Gas Dryer Connections,Washer Connections

Disclosures: Other Disclosures,Owner/Agent

Disposal: 1

Finance Available: Cash Sale,Conventional

Range Type: Gas Cooktop,Grill

Legal: LT 4 BLK 2 Stallion Lakes SEC 1

Legal Subdivision: Stallion Lakes

Access: Automatic Gate

DOM: 120

Courtesy of

List Office Name: Compass RE Texas, LLC