

$1,010,000.00

## 3335 WINTERWOOD WY, FULSHEAR, TX 77441, USA

https://bunkerhillhomes.com

Indulge in the splendor of this custom home in prestigious Reserves at Weston Lakes. Resort-style living is all yours with golf, tennis, pool, fitness center, kayaking and clubhouse dining. Stone and brick accents adorn the majestic facade. Grand entry immediately impresses with spiraling staircase, wine room, and glimpses of the palatial living room windows and [...]

## Rooms & Units Description

**Property title:** 3335 Winterwood Fulshear Texas 77441

**Room Count:** 14

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House,Wine Room

**Beds Max:** 5

**Bed Room Description:** 1 Bedroom Down - Not Primary BR,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

**Photo Count:** 41

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 1010000.00

**Key Map:** 562A

## Property Details

**Parcel Number:** 6155-04-001-0230-901

**Lot Desciption:** Corner,In Golf Course Community,Subdivision Lot

**Style:** Contemporary/Modern

**List Type:** Exclusive Right to Sell/Lease

**Builder Name:** Partners in Building

**Price Sq Ft List:** 233.74

**Acres:** 0.3293

**Acres Desciption:** 1/4 Up to 1/2 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile,Wood

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Private Driveway,Sprinkler System,Subdivision Tennis Court

**Interior:** Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

**Roof:** Composition

**Foundation:** Slab

**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:** Gas Connections

**Fireplaces Number:** 1

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC

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

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Public Water

**Countertops:** Granite kitchen

**Microwave:** 1

**Golf Course:** Weston Lakes Country Club

**Siding:** Stone,Stucco

## Fees & Taxes

**Tax Rate:** 2.1532

**Tax Amount:** 1362

**Tax Year:** 2022

**Maint Fee Includes:** Clubhouse,Limited Access Gates,On Site Guard,Recreational Facilities

**Other Mandatory Fee:** Transfer, one time fee, social membership

**Fee Other:** 1

**Fee Other Amount:** 300/1965/96

## Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 30

**County Or Parish:** Fort Bend

**School District:** 33 - Lamar Consolidated

**Directions:** From I-10: South on Woods Rd. Left on Pool Hill Rd. Left on FM 1093. Immediate right on Bowser Rd. Left on Winding Stream Dr. Check in with Guard. Right on Wellborn Dr. Left on Wall Flower. Right on Whispering Pecans. Left on Winterwood Way.

**School Elementary:** MORGAN ELEMENTARY SCHOOL

**School Middle:** ROBERTS/LEAMAN JUNIOR HIGH SCHOOL

**School High:** FULSHEAR HIGH SCHOOL

**Subdivision:** Reserve At Weston Lakes Sec 4

**Geo Market Area:** Fulshear/South Brookshire/Simonton

**State:** Texas

**Zip:** 77441

**City:** Fulshear

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Cooktop

**Legal:** RESERVE AT WESTON LAKES SEC 4, BLOCK 1, LOT 23, REPLAT NO. 1

**Legal Subdivision:** RESERVE AT WESTON LAKES

**Access:** Manned Gate

**DOM:** 1

## Courtesy of

**List Office Name:** Boulevard Realty