

$595,990.00

3406 CABERNET SHORES DR, FULSHEAR, TX 77441, USA

https://bunkerhillhomes.com

Traditional family-oriented layout located in CROSS CREEK RANCH COMMUNITY includes 4 bedrooms, 3 full bathrooms. Great location, very kid-friendly environment & within walking distance of Campbell Elementary, part of the Katy ISD, and Greenthread Park. The two-story suburban dream comes with a spacious backyard perfect for creating a kid’s playground & for entertaining family/guests. Not […]

Rooms & Units Description

Property title: 3406 Cabernet Shores Fulshear Texas 77441

Room Count: 8

Room Description: Family Room,Formal Dining,Gameroom Up,Home Office/Study,Utility Room in House

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

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Vanity Area

Master Planned Community: Cross Creek Ranch

Photo Count: 50

HOA Mandatory: 1

Original List Price: 595990.00

Green Certification: Energy Star Qualified Home,Home Energy Rating/HERS

Key Map: 483U

Property Details

Parcel Number: 2711-11-001-0240-914

Lot Desciption: Cul-De-Sac,Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 202.86

Acres: 0.2847

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Partially Fenced,Patio/Deck,Sprinkler System

Interior: Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System,Washer Included

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Mock Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Other

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

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Granite

Microwave: 1

Siding: Brick,Stone,Stucco

Fees & Taxes

Tax Rate: 3.1635

Tax Amount: 16326

Tax Year: 2022

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 36

County Or Parish: Fort Bend

School District: 30 - Katy

Directions: Heading West on I-10 from Downtown Houston, exit FM 1463. Turn left on FM 1463 and continue for 4-5 miles. Turn left on Fulshear Bend Drive, you should see an HEB. Turn right on Cross Creek Bend Lane. After you pass Creek Falls Drive, you will see Creek Falls Drive again and turn right on Creek Falls Drive (a park should be on your right). Turn left on Birch Valley Rd. Turn Left on Sycamore Falls Ln. Turn right on Crescent Vista and immediately left into Cabernet Shores. House at the very end.

School Elementary: CAMPBELL ELEMENTARY SCHOOL (KATY)

School Middle: ADAMS JUNIOR HIGH SCHOOL

School High: JORDAN HIGH SCHOOL

Subdivision: Creek Falls At Cross Creek Ranch Sec 11

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,Washer Connections

Disclosures: Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: CREEK FALLS AT CROSS CREEK RANCH SEC 11, BLOCK 1, LOT 24

DOM: 10

Courtesy of

List Office Name: SKW Realty