$519,900.00

## 3450 SMART SANDS LN, FULSHEAR, TX 77441, USA

https://bunkerhillhomes.com

This stunning 4 bed 3 bath home is a MUST SEE! Upon entry you are greeted by French doors leading into an executive study! After passing through the foyer you come to the breakfast area & gorgeous kitchen equipped with tile floors, granite counters, tile backsplash, a serving/breakfast bar & cabinets that provide ample storage [...]

## Rooms & Units Description

**Property title:** 3450 Smart Sands Fulshear Texas 77441

**Room Count:** 12

**Room Description:** Breakfast Room,Den,Family Room,Formal Dining,Formal Living,Home Office/Study,Living Area - 1st Floor,Sun Room,Utility Room in House

**Beds Max:** 4

**Bed Room Description:** All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks,Secondary Bath(s): Separate Shower,Vanity Area

**Photo Count:** 50

**HOA Mandatory:** 1

**Original List Price:** 519900.00

**Key Map:** 483V

## Property Details

**Parcel Number:** 2263-05-004-0180-914

**Lot Desciption:** Subdivision Lot

**Style:** Ranch,Traditional

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

**Price Sq Ft List:** 175.88

**Acres Desciption:** 0 Up To 1/4 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Slate,Tile,Wood

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Covered Patio/Deck,Fully Fenced,Patio/Deck,Porch,Screened Porch,Side Yard,Sprinkler System

**Interior:** Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,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:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Spray-Foam

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Reverse Osmosis

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Brick,Stone,Wood

## Fees & Taxes

**Tax Rate:** 2.783

**Tax Amount:** 9585

**Tax Year:** 2022

**Maint Fee Includes:** Clubhouse,Grounds,Recreational Facilities

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 350

## Basics

**Baths Full:** 3

**Year Built Src:** Appraisal District

## Location Details

**Area:** 36

**County Or Parish:** Fort Bend

**School District:** 30 - Katy

**Directions:** I-10 West toward FM1463; Take exit 740, stay on the feeder and turn left on FM1463, Right on Winston Ridge, Left on Yorkshire Brook, Left on Halls Farms, Left on Smart Sands - The house will be on the left.

**School Elementary:** CAMPBELL ELEMENTARY SCHOOL (KATY)

**School Middle:** ADAMS JUNIOR HIGH SCHOOL

**School High:** JORDAN HIGH SCHOOL

**Subdivision:** Churchill Farms

**Geo Market Area:** Katy - Southwest

**State:** Texas

**Zip:** 77441

**City:** Fulshear

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Connections:** Electric Dryer Connections,Washer Connections

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Exemptions:** Homestead, Senior

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Range Type:** Electric Range

**Legal:** Lot 18, Block 4, Section 5

**DOM:** 13

## Courtesy of

**List Office Name:** Keller Williams Signature