


$1,640,000.00

## 40 WINDSONG LN, FRIENDSWOOD, TX 77546, USA

https://bunkerhillhomes.com

This breathtaking 2.3 acre/no Hoa luxury home is spacious & meticulously designed.It is situated in Friendswood’s stunning Windsong Lane. As you enter grand foyer you are welcomed by spacious dining room that exudes elegance. Sitting area boasts windows that showcase the lavish backyard.The gourmet kitchen is a chefs dream-complete with top of the line appliances, […]

## Rooms & Units Description

**Property title:** 40 Windsong Friendswood Texas 77546

**Room Count:** 5

**Room Description:** Gameroom Up,Garage Apartment,Guest Suite w/Kitchen,Home Office/Study,Utility Room in House

**Bed Room Description:** Primary Bed - 1st Floor

**Master Bath Desc:** Bidet,Primary Bath: Double Sinks,Primary Bath: Jetted Tub

**Photo Count:** 43

**Guest House Sq Ft Source:** Appraisal

**Additional School:** WINDSONG INTERMEDIATE SCHOOL

**Original List Price:** 1640000.00

**Key Map:** 656Q

## Property Details

**Parcel Number:** 7695-0000-0040-000

**Lot Desciption:** Cleared

**Style:** Traditional

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

**Price Sq Ft List:** 327.87

**Acres:** 2.25

**Acres Desciption:** 2 Up to 5 Acres

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Tile

**Restrictions:** Deed Restrictions,Unknown, Deed Restrictions,Unknown

## Property Features

**Exterior:** Back Yard Fenced,Covered Patio/Deck,Detached Gar Apt /Quarters,Workshop

**Interior:** 2 Staircases,Alarm System - Leased,Balcony,Crown Molding,Dry Bar,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Intercom System,Prewired for Alarm System,Refrigerator Included,Spa/Hot Tub,Wired for Sound

**Roof:** Composition

**Foundation:** Slab

**Garage Apt Qtr SF:** 900

**Garage Carport:** Additional Parking,Auto Driveway Gate,Auto Garage Door Opener,Boat Parking,Circle Driveway,Porte-Cochere,RV Parking,Workshop

**Garage Desc:** Detached Garage

**No Of Garage Cap:** 3

**Heat System:** Central Gas

**Cool System:** Central Gas

**Pool Private:** 1, In Ground

**Fireplace Description:** Freestanding,Gaslog Fireplace

**Fireplaces Number:** 2

**Energy:** Ceiling Fans,Digital Program Thermostat,HVAC>13 SEER

**Kitchen Desc:** Breakfast Bar,Island w/ Cooktop,Kitchen open to Family Room,Second Sink,Soft Closing Cabinets

**Oven Type:** Convection Oven,Double Oven,Gas Oven

**Dishwasher:** 1

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

**Microwave:** 1

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 2.2025

**Tax Amount:** 30553

**Tax Year:** 2022

## Basics

**Baths Full:** 5

**Year Built Src:** Appraisal District

## Location Details

**Area:** 33

**County Or Parish:** Galveston

**School District:** 20 - Friendswood

**Directions:** South on 45, Exit 28 El Dorado Blvd, Right on El Dorado, left on Friendswood Drive, Right on W. Parkwood Ave, Right onto Windsong Ln, Luxury home on left.

**School Elementary:** CLINE ELEMENTARY SCHOOL

**School Middle:** FRIENDSWOOD JUNIOR HIGH SCHOOL

**School High:** FRIENDSWOOD HIGH SCHOOL

**Subdivision:** Windsong

**Geo Market Area:** Friendswood

**State:** Texas

**Zip:** 77546

**City:** Friendswood

## Miscellaneous

**Annual Maint Desc:** No

**Realist Block:** Deed Restrictions,Unknown

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

**Disclosures:** Sellers Disclosure

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Cooktop

**Legal:** ABST 645 PAGE 1 LOT 40 WINDSONG UNRECORDED SUB

**Access:** Automatic Gate

## Courtesy of

**List Office Name:** Nextgen Real Estate Properties