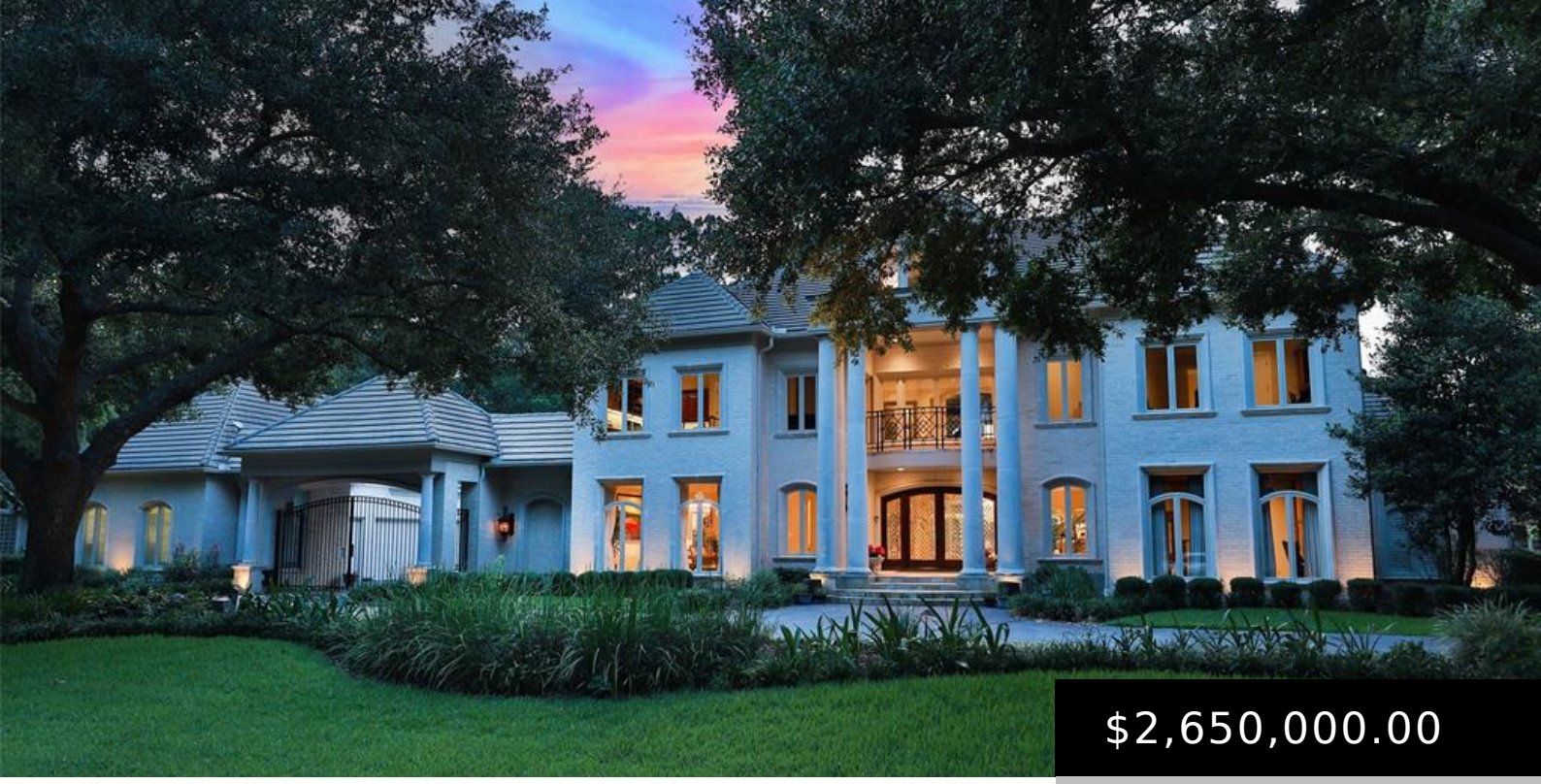


$2,650,000.00

46 WINCREST FALLS DR, CYPRESS, TX 77429, USA

https://bunkerhillhomes.com

This Stunning waterfront Custom Estate home w/ French Traditional Architecture was built by Aaron Gabay. The breathtaking mansion is almost 12,000 SF with attention to detail in every room. The raised grand entrance w/ marble floor provides endless views of the lake through the large butted glass window as you enter the home. The 1.25 […]

Rooms & Units Description

Property title: 46 Wincrest Falls Cypress Texas 77429

Room Count: 30

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Formal Living,Gameroom Down,Gameroom Up,Guest Suite w/Kitchen,Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor,Living Area - 3rd Floor,Loft,Media,Quarters/Guest House,Utility Room in House

Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor,Sitting Area,Split Plan,Walk-In Closet

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks,Secondary Bath(s): Separate Shower,Secondary Bath(s): Soaking Tub,Two Primary Baths,Vanity Area

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 2650000.00

Key Map: 328Y

Vac Rental: Not Allowed

Property Details

Parcel Number: 118-627-001-0017

Lot Desciption: Subdivision Lot,Water View,Waterfront,Wooded

Style: French,Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Aaron Gabay

Price Sq Ft List: 227.23

Acres: 1.24

Acres Desciption: 1 Up to 2 Acres

Dwelling Type: Free Standing

Stories: 2.5

Floors: Carpet,Marble Floors,Stone,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Outdoor Fireplace,Outdoor Kitchen,Patio/Deck,Porch,Spa/Hot Tub,Sprinkler System,Workshop

Interior: 2 Staircases,Alarm System - Owned,Balcony,Central Vacuum,Crown Molding,Drapes/Curtains/Window Cover,Dry Bar,Elevator,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Wet Bar,Wired for Sound

Roof: Slate,Tile

Foundation: Slab

Garage Carport: Additional Parking,Auto Driveway Gate,Auto Garage Door Opener,Circle Driveway,Double-Wide Driveway,Porte-Cochere

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 4

Heat System: Central Gas

Cool System: Central Electric

Pool Private: 1, Heated,In Ground

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 4

Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,Generator,High-Efficiency HVAC,Insulated/Low-E windows,North/South Exposure,Radiant Attic Barrier

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

Oven Type: Convection Oven,Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Granite

Microwave: 1

Siding: Brick,Stone

Water Amenity: Lake View,Lakefront, Lake View,Lakefront

Fees & Taxes

Tax Rate: 2.52

Tax Amount: 46528

Tax Year: 2022

Maint Fee Includes: Courtesy Patrol,Grounds,Limited Access Gates

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 550

Basics

Baths Full: 7

Baths Half: 3

Year Built Src: Appraisal District

Location Details

Area: 10

County Or Parish: Harris

School District: 13 - Cypress-Fairbanks

Directions: From TX Hwy 249, travel west on Louetta. Take a left onto Wincrest Falls Drive (located between Eldridge and Grant Rd). Enter through the Gate with code from ShowingTime. Turn left around the lake to 46 Wincrest Falls. The home will be on the right.

School Elementary: HAMILTON ELEMENTARY SCHOOL

School Middle: HAMILTON MIDDLE SCHOOL (CYPRESS-FAIRBANKS)

School High: CYPRESS CREEK HIGH SCHOOL

Subdivision: Wincrest Falls

Geo Market Area: Cypress North

State: Texas

Zip: 77429

City: Cypress

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

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

Disclosures: Exclusions,Mud,Sellers Disclosure

Disposal: 1

Exemptions: Homestead

Finance Available: Cash Sale,Conventional

Range Type: Gas Cooktop

Legal: LT 17 & TR 16A BLK 1 WINCREST FALLS

Legal Subdivision: WINCREST FALLS

Access: Automatic Gate,Driveway Gate

DOM: 33

Courtesy of

List Office Name: BHGRE Gary Greene