


$1,297,000.00

## 76 HERON HVN, CLEVELAND, TX 77327, USA

https://bunkerhillhomes.com

This breathtaking lakefront property on 3 acres (property also includes lot 75) w/ private drive and lake on 3 sides is a stand out. This 4/5 bedroom home is nestled in the desirable gated community of Artesian Lakes and majestically sits on private peninsula. Original owners left no stone unturned. EXTERIOR: Precision Craft 10” Douglas […]

## Rooms & Units Description

**Property title:** 76 Heron Haven Cleveland Texas 77327

**Room Count:** 11

**Room Description:** Breakfast Room,Den,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Library,Living Area - 1st Floor,Living/Dining Combo,Utility Room in House

**Beds Max:** 5

**Bed Room Description:** 2 Bedrooms Down,Built-In Bunk Beds,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Master Bath Desc:** Bidet,Disabled Access,Primary Bath: Double Sinks,Secondary Bath(s): Jetted Tub,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 50

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 1297000.00

## Property Details

**Parcel Number:** 002208000076000

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

**Style:** Other Style

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

**Builder Name:** Bartlett/Kelly Const

**Price Sq Ft List:** 401.80

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Stone,Tile,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Yard,Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Not Fenced,Outdoor Fireplace,Porch,Private Driveway,Satellite Dish,Screened Porch,Side Yard,Spa/Hot Tub,Sprinkler System,Storage Shed

**Interior:** Drapes/Curtains/Window Cover,Dry Bar,Dryer Included,High Ceiling,Refrigerator Included,Spa/Hot Tub,Washer Included,Wired for Sound

**Roof:** Composition

**Foundation:** Other

**Garage Desc:** Detached Garage,Oversized Garage

**No Of Garage Cap:** 2

**Heat System:** Central Electric

**Cool System:** Central Electric,Zoned

**Pool Area:** 1

**Fireplace Description:** Gas Connections,Gaslog Fireplace,Wood Burning Fireplace

**Fireplaces Number:** 2

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Generator,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Other,Insulation - Rigid Foam,North/South Exposure,Tankless/On-Demand H2O Heater

**Kitchen Desc:** Breakfast Bar,Island w/ Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

**Oven Type:** Convection Oven,Double Oven,Electric Oven

**Dishwasher:** 1

**Water Sewer:** Aerobic

**Compactor:** 1

**Countertops:** Granite

**Microwave:** 1

**Siding:** Log Home,Stone,Wood

**Water Amenity:** Boat House,Bulkhead, Boat House,Bulkhead

## Fees & Taxes

**Tax Rate:** 1.5764

**Tax Amount:** 16509

**Tax Year:** 2022

**Maint Fee Includes:** Grounds,Limited Access Gates,Other,Recreational Facilities

**Other Mandatory Fee:** Lot 75, Transfer fee

**Fee Other:** 1

**Fee Other Amount:** 2900 & 350

## Basics

**Baths Full:** 3

**Year Built Src:** Seller

**Price Change Timestamp:** 2023-08-01T09:23:46.097

## Location Details

**Area:** 52

**County Or Parish:** Liberty

**School District:** 107 - Hardin

**Directions:** ***You will need a gate code before showingFrom downtown Houston take Hwy 59 N to Cleveland. Exit on Washington Ave., drive to 3rd traffic light and turn right onto Houston Street. Drive to 2nd light and turn left onto FM787. Drive 18 miles past the Trinity River Bridge to Romayor. Turn right onto Daniel Ranch Road leading to The Retreat at Artesian Lakes.

**School Elementary:** HARDIN ELEMENTARY SCHOOL

**School Middle:** HARDIN JUNIOR HIGH SCHOOL

**School High:** HARDIN HIGH SCHOOL

**Subdivision:** Artesian Lakes

**Geo Market Area:** Liberty County East

**State:** Texas

**Zip:** 77327

**City:** Cleveland

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Sellers Disclosure

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Cooktop

**Legal:** ARTESIAN LAKES, LOT 76, SEC 3, ACRES 1.806

**DOM:** 8

## Courtesy of

**List Office Name:** Coldwell Banker Realty