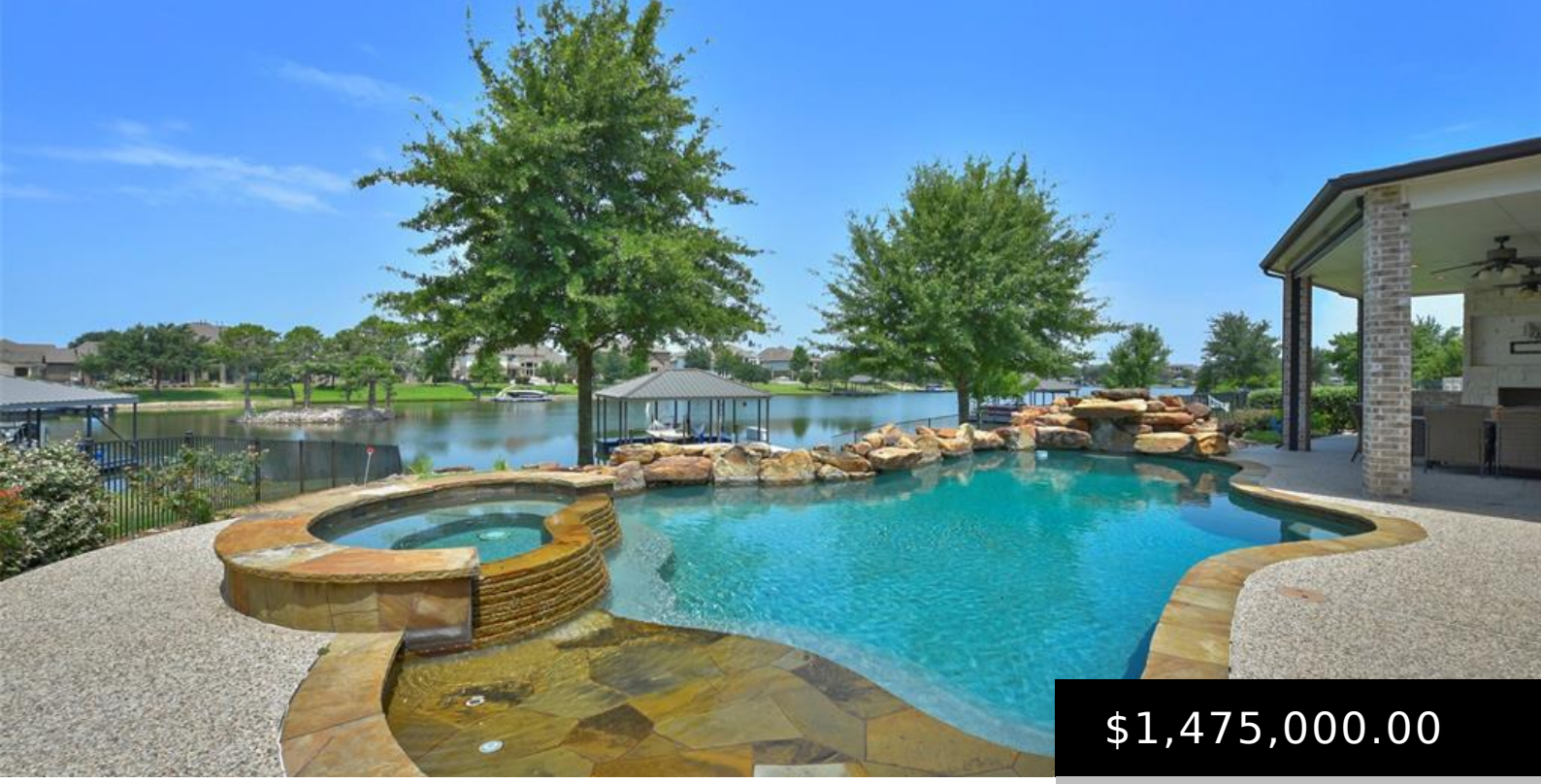


$1,475,000.00

## 9515 E PEDERNALES RIVER DR, CYPRESS, TX 77433, USA

https://bunkerhillhomes.com

Fabulous LAKEFRONT home in Towne Lake with covered boat dock, slip, & boat lift. This home is loaded with updates, including a brand NEW ROOF! The amazing outdoor space has pool, hot tub, outdoor kitchen, fireplace, tons of outdoor entertaining space along with motorized sunshades. The custom bar room is another incredible space that makes [...]

## Rooms & Units Description

**Property title:** 9515 Pedernales River Cypress Texas 77433

**Room Count:** 13

**Room Description:** Family Room,Formal Dining,Gameroom Up,Home Office/Study,Media,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

**Master Planned Community:** Towne Lake

**Photo Count:** 50

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 1550000.00

**Key Map:** 406D

**Vac Rental:** Not Allowed

## Property Details

**Parcel Number:** 131-059-001-0002

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

**Style:** Traditional

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

**Builder Name:** Coventry

**Price Sq Ft List:** 241.88

**Acres:** 0.3107

**Acres Desciption:** 1/4 Up to 1/2 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Tile,Vinyl

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Covered Patio/Deck,Outdoor Kitchen,Patio/Deck,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

**Interior:** 2 Staircases,Alarm System - Owned,Crown Molding,Formal Entry/Foyer,High Ceiling,Spa/Hot Tub,Wet Bar

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Driveway Gate,Auto Garage Door Opener,Circle Driveway

**Garage Desc:** Attached/Detached Garage

**No Of Garage Cap:** 4

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Pool Private:** 1, Gunite,Heated,In Ground

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Ceiling Fans,Digital Program Thermostat

**Kitchen Desc:** Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Walk-in Pantry

**Oven Type:** Electric Oven,Single Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Quartz

**Microwave:** 1

**Siding:** Brick,Stone

**Water Amenity:** Boat Lift,Boat Slip,Lake View,Lakefront, Boat Lift,Boat Slip,Lake View,Lakefront

## Fees & Taxes

**Tax Rate:** 2.6441

**Tax Amount:** 24833

**Tax Year:** 2022

**Maint Fee Includes:** Clubhouse,Courtesy Patrol

**Other Mandatory Fee:** transfer, foundation fee, reserve assessment

**Fee Other:** 1

**Fee Other Amount:** $375,.5% SP, $1784

## Basics

**Baths Full:** 6

**Baths Half:** 2

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-29T11:14:01.977

## Location Details

**Area:** 25

**County Or Parish:** Harris

**School District:** 13 - Cypress-Fairbanks

**Directions:** 290 West to Barker Cypress and head south. Right on Tuckerton, left on Greenhouse, right on Pedernales River and curve around.

**School Elementary:** RENNELL ELEMENTARY SCHOOL

**School Middle:** ANTHONY MIDDLE SCHOOL (CYPRESS-FAIRBANKS)

**School High:** CYPRESS RANCH HIGH SCHOOL

**Subdivision:** Towne Lake

**Geo Market Area:** Cypress South

**State:** Texas

**Zip:** 77433

**City:** Cypress

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Exemptions:** Homestead,,,,,,,,,,

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

**Range Type:** Gas Range

**Legal:** LT 2 BLK 1 TOWNE LAKE SEC 6

**Legal Subdivision:** TOWNE LAKE

**DOM:** 41

## Courtesy of

**List Office Name:** RE/MAX Preferred Homes