



**For Sale** on Market

**\$450,000**

Call (281) 799-8311 Today!

## SINGLE-FAMILY, 3 BEDS, 2 FULL & 1 HALF BATH(S)

CUSTOM ONE-STORY ESTATE ON .65 ACRES WITH NO BACKYARD NEIGHBORS IN GATED SUBDIVISION WITH MULTIPLE LAKES! Arrive at the circular driveway & grand 21 ft front porch that showcases arched architectural details, then open the ornamental wrought iron double doors to a 12 ft barrel ceiling with uplighting hidden in the crown molding, natural travertine floors, & views of the waterfall /pool /spa through a 12 ft wide rounded wall of glass. The expansive open concept Epicurean kitchen with Thermador gas cooktop, & 2 custom built-in hutches with 26 bottle wine storage is ideal for entertaining as it opens to the spacious den. Hardwood floors & full wall built-in adorns the study/4th bedroom. XL walk-in showers, Toto toilets +bidets, Double pane windows encased with trim, All custom cabinetry, Tall ceilings, 24ft + 20ft covered patios, Numerous fruit trees, Water softener, 2019 Interior paint, 2019 & 2017-Trane A/Cs, 2017-Water heater, Radiant barrier roof, 2.26% tax rate. \*DID NOT FLOOD\*

### GENERAL DESCRIPTION

**Subdivision:** Champion Lakes Estates Sec 01

**Property Type:** Single-Family

**Bedrooms:** 3-4

**Baths:** 2 Full & 1 Half

**Stories:** 1

**Garage:** 2 / Attached

**Style:** Traditional

**Year Built:** 2004

**Building Sqft:** 2,715 / Appraisal District

**Lotsize:** 28,749 / Appraisal District

**Maintenance Fee:** \$2,600 / Annually

**Market Area:** Spring/Klein/Tomball

**Key Map:** 329K

**MLS# / Area:** 65245457 / 14



Get in touch

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Visit <https://www.har.com/65245457> for more information