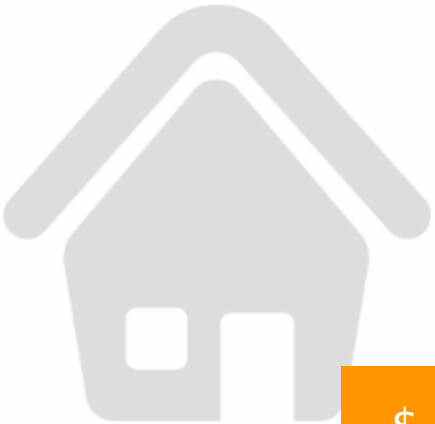


$ 1,722,000.00

206 SHADOWBEND

206 Shadowbend

https://houston-re.com

- 4 beds
- 3.1 baths
- Single-Family
- Active
- 4200 sq ft

Nestled among gorgeous tree-lined streets, in the highly sought-after Downtown District of Friendswood, the BEST opportunity awaits you to partner w/Augusta Kelly & Co and Kennedy Architecture to build your dream home!! Their modern-transitional style w/highly functional, yet sophisticated design throughout, are yours to create from the ground up! Open-concept...

BASIC FACTS

MLS #: 54835940

Date added: 06/14/23

Post Updated: 2023-06-14 19:00:23

Status: Active

Bedrooms: 4

Bathrooms: 3.10

Baths Full: 3

Baths Half: 1

Area: 4200 sq ft

Lot size: 16200 sq ft

Year built: 2022

Year Built Src: Builder

ROOMS & UNITS DESCRIPTION

Room Count: 4

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

PROPERTY DETAILS

Parcel Number: 2060-0000-0003-000

Lot Desciption: Subdivision Lot

Style: Other Style

List Type: Exclusive Right to Sell/Lease

Subdivision: Brown L-5 B-2 Friendswood

Builder Name: August Kelly and Co

Price Sq Ft List: 410.00

Acres: 0.3719

Dwelling Type: Free Standing

New Construction: 1

Stories: 2

Restrictions: No Restrictions

PROPERTY FEATURES

Exterior: Back Yard Fenced,Covered Patio/Deck,Sprinkler System

Interior: Alarm System - Owned,Elevator Shaft,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System,Wired for Sound

Roof: Composition

Foundation: Slab on Builders Pier

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Attached/Detached Garage

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Gas Connections

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

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

Oven Type: Convection Oven,Double Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Microwave: 1

Siding: Unknown

LOCATION DETAILS

Area: 33

County Or Parish: Galveston

School District: 20 - Friendswood

Directions: Take I-45 South to FM 2351 going right, follow to light at Friendswood Drive going left, right on to Shadowbend, pass the stop sign, property on the right.

School Elementary: WESTWOOD ELEMENTARY SCHOOL (FRIENDSWOOD)

School Middle: FRIENDSWOOD JUNIOR HIGH SCHOOL

School High: FRIENDSWOOD HIGH SCHOOL

MISCELLANEOUS

Annual Maint Desc: No

Realist Block: No Restrictions

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

Disclosures: No Disclosures

Disposal: 1

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional

Range: No Restrictions

Legal: ABST 151 S MCKISSICK SUR LOT 3 BROWNS SUB

FEES & TAXES

Tax Amount: $ 4,155.00

Tax Year: 2021

COURTESY OF

List Office Name: Martin & Black Real Estate LLC