

206 SHADOWBEND

<https://houston-re.com>

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...

\$ 1,722,000.00

206 Shadowbend

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



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
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PROPERTY DETAILS

Parcel Number: 2060-0000-0003-000	Lot Description: 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

Roof: Composition

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

Heat System: Central Gas

Fireplace Description: Gas Connections

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

Dishwasher: 1

Microwave: 1

LOCATION DETAILS

Area: 33

School District: 20 - Friendswood

School Elementary: WESTWOOD
ELEMENTARY SCHOOL (FRIENDSWOOD)

School High: FRIENDSWOOD HIGH SCHOOL

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

Foundation: Slab on Builders Pier

Garage Desc: Attached/Detached Garage

Cool System: Central Electric

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

Oven Type: Convection Oven,Double Oven

Water Sewer: Public Sewer,Public Water

Siding: Unknown

County Or Parish: Galveston

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 Middle: FRIENDSWOOD JUNIOR HIGH
SCHOOL



MISCELLANEOUS

Annual Maint Desc: No Realist Block: No Restrictions

Connections: Electric Dryer Disclosures: No Disclosures

Connections, Gas Dryer Connections, Washer
Connections

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

