

$ 339,990.00

# 2326 GENTLE BREEZE

2326 Gentle Breeze

https://houston-re.com

Meet the Magellan! This two-story home offers 5 bedrooms and a game room. Enter the home to find a bedroom and full bathroom off the foyer. The family room is open to the kitchen and dining area. This allows the family to stay connected. The kitchen has white upper and...

- 5 beds
- 3 baths
- Single-Family
- Pending
- 2736 sq ft

## BASIC FACTS

**MLS #:** 36438650

**Date added:** 06/14/23

**Post Updated:** 2023-06-14 19:21:05

**Status:** Pending

**Bedrooms:** 5

**Bathrooms:** 3

**Baths Full:** 3

**Area:** 2736 sq ft

**Lot size:** 6461 sq ft

**Year built:** 2022

**Year Built Src:** Builder

## ROOMS & UNITS DESCRIPTION

**Room Count:** 8

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

## PROPERTY DETAILS

**Parcel Number:** 0065315

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

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

**Subdivision:** Southwinds

**Builder Name:** M/I Homes

**Price Sq Ft List:** 124.27

**Dwelling Type:** Free Standing

**New Construction:** 1

**Stories:** 2

**Floors:** Carpet,Vinyl Plank

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions

**Utility District:** 1

## PROPERTY FEATURES

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

**Interior:** Alarm System - Owned,Fire/Smoke Alarm,Prewired for Alarm System

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas,Zoned

**Cool System:** Central Electric,Zoned

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Blown Fiberglass,Insulation - Spray-Foam,Radiant Attic Barrier

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

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Water District

**Microwave:** 1

**Siding:** Brick,Cement Board,Stone

## LOCATION DETAILS

**Area:** 53

**County Or Parish:** Chambers

**School District:** 23 - Goose Creek Consolidated

**Directions:** From I-10 East take right on Hwy 146 Southbound. Follow two miles down 146 and turn left on Kilgore Parkway. Turn left into Southwinds

**School Elementary:** CLARK ELEMENTARY SCHOOL (GOOSE CREEK)

**School Middle:** GENTRY JUNIOR HIGH SCHOOL

**School High:** STERLING HIGH SCHOOL (GOOSE CREEK)

## MISCELLANEOUS

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud

**Disposal:** 1

**Exemptions:** Homestead

**Finance Available:** Cash Sale,Conventional,FHA,Seller to Contribute to Buyer's Closing Costs,USDA Loan,VA

**Range:** Deed Restrictions

**Legal:** Lot 7 Block 1 Southwinds Section 3

## FEES & TAXES

**Tax Year:** 2023

**Maint Fee Includes:** Other,Recreational Facilities

**Other Mandatory Fee:** Cap Fee

**Fee Other:** 1

**Fee Other Amount:** 350

## COURTESY OF

**List Office Name:** M/I Homes