

31427 Whitfield Court

Fulshear, Tx 77441

Updates & Feature Summary

Updates:

- June 2022 Ceiling fans w/remote installed in 3 guest bedrooms
- February 2022 Solar Panels
- March 2022 Backyard Pavilion & Fire pit area
- September 2022 Whole house water softener with reverse osmosis

General:

- Excellent location in popular Polo Ranch
- Spacious one story with adaptable floorplan to fit virtually any lifestyle
- Quiet street with no through traffic on oversized Cul-de-sac lot
- Well maintained neighborhood with community park, pool, pond, and dog parks
- Neutral paint color to fit any décor style
- Beautiful wood-look tile throughout high traffic areas

Living Room:

- Large windows flood the room with natural light
- Open layout to dining area and kitchen provides great for entertaining
- Tray ceiling adds height and anchors the space in an open concept floorplan

Kitchen:

- Large granite island to gather around and prepare meals
- 5 burner gas stove for the at-home chef
- Tons of cabinets and drawers for storage with hardware for easy access
- Large pantry right off kitchen
- Open concept with view to dining and living room
- White cabinets and white tile backsplash for a light clean crisp look
- Reverse osmosis water available

Master Suite:

- Vaulted ceilings provide space with large open feel
- Dual sinks with cabinetry provide room for two
- Shower with glass enclosure and separate soaking tub
- Large walk-in closet with ample shelving and space for storage
- Private space on opposite side of house from guest rooms

Guest rooms:

- Easy access to restroom from bedrooms 2 and 3
- Bedroom 4 has a private ensuite bathroom
- Ceiling fans installed in all rooms with remote control

Exterior:

- Extended patio on back of house with mounted TV
- Additional pavilion area with gravel and stone walkway
- Gravel fire pit area
- Oversized backyard area with pie shaped Cul-de-sac lot
- No neighbors on 2 sides of the house provides more privacy
- Security cameras on all corners of the house for complete viewing
- Ring doorbell and automatic door lock for additional security
- Solar panel system dramatically reduces energy costs
- Front and backyard irrigation system for easy lawn maintenance

Taxes: \$10,814 (2022)

Schools: Lamar Consolidated

Offered at: \$389,900

Tax Rate: 3.0807%

