

7310 Blenheim Palace Lane, Houston TX 77095

Lot 15, Block 3, Hearthstone Green, Section 3, an addition in Harris County

Custom Built in 1982 per Harris County Appraisal District (HCAD)

9,375 SF Lot per HCAD

3,100 SF Living Area per Appraisal District

ASKING PRICE: \$457,000

FEATURES

- Custom Built in 1983 per Harris Central Appraisal Dist. (HCAD)
- Golf Course Location – Jackrabbit #6
- Composition Roof – 2020 – Per previous owner---Current Owners had the Roof inspected in 2025
- Sprinkler System in front and back yards
- New Landscaping installed in Front & Back Yards in 2025----Yard was plugged and fertilized
- Wonderful 2025 Fountain in Front of Home
- Curved Driveway
- Fenced Back Yard
- Partial Double Pane Windows
- 2 Gas Water Heaters-----Installed in 2025
- Dual Central Gas Heaters---Recently Inspected and Serviced by HVAC Tech
- Dual Central Electric AC—Recently inspected and Serviced by HVAC Tech
- Digital Thermostat
- Dual Fireplaces between Sitting Rm. and Dining Room
- Study is located downstairs next to Foyer
- Wet Bar with 2025 Faucet located between Formal Dining and Sitting Area
- 4th Bedroom Up can also be a Gameroom
- 3rd Bedroom featues a Balcony overlooking Golf Course
- Primary Bedroom Downstairs
- 7 Ceiling Fans
- 3 Full Baths
- 1 Half Bath

Additional Features

- Wood look Tile Flooring in Living/Family, Formal Dining and Primary Bedroom

2nd Bedroom has a private bathroom; also has Built In Bookcase/Drawers

- 2 Car Attached Garage includes 2 Craftsman Tool Boxes, Peg Board, Metal Storage Rack

- KITCHEN FEATURES

Marble Tile Flooring
Island with Electric Cooktop
Custom Cabinets
Quartz Countertops
One Electric Oven
Dishwasher
Disposal 2025
Updated Faucet
Updated Backsplash
Updated Faucet

DOWNSTAIRS LIVING/FAMILY ROOM

Wood Look Tile Flooring
High Ceiling

- STUDY IS DOWNSTAIRS
Located close to Foyer
Private Door to Kitchen and Half Bath

- FORMAL DINING
Wood Look Tile Flooring
Gas Log Dual Fireplace
Built In Serving Bar
Glass Sliding Door opens to Flagstone Patio

- BREAKFAST ROOM FEATURES
Sliding Glass Door opens to 10'x 11' Screened In Porch
View of Golf Course from Screened In Porch

- **PRIMARY BATH FEATURES**

Dual Sinks
Granite Countertop
Spa Tub
Separate Shower
Tile Flooring

PRIMARY BEDROOM IS DOWNSTAIRS

14' x 16' which provides space for King Size Bed and 2 Nightstands
French Doors open to 10' x 14' Brick Sided Patio which is perfect for
Morning Coffee or Tea
Hot Tub could easily be installed for your private enjoyment
Engineered Wood Flooring

- **Utility Room**

Gas and Electric Outlets for Dryer
Washer Connections
Tile Flooring

ESTIMATED ROOM DIMENSIONS

Down Stairs Living/Family	15' x 17'
Sitting Area	11' x 17'
Formal Dining	13' x 20'
Study	10' x 12'
Kitchen	13' x 14'
Breakfast Room	10' x 11'
Primary Bedroom	14' x 16'
2 nd Bedroom	13' x 16'
3 rd Bedroom	11' x 11'
4 th Bedroom	14' x 15'

The room dimensions are estimated.

- **SUBDIVISION AMENITIES**

Hearthstone Park has a 1/3rd mile walking trail, playground equipment, exercise equipment and ballpark

Private Hearthstone Country Club features 27 Holes of Golf, Tennis Courts, Gym, Outdoor Bar and Grill (The Turn), Pool, Casual and Formal Dining, Men and Women's Locker Rooms. Social and Full Golf Memberships are available. Membership is not mandatory to Homeowners.

Hwy. 6/Cypress Areas include Personal Shopping, Grocery Stores, Restaurants, Medical Offices and Hospitals.

Cy-Fair Independent School System is one of the largest in the State of Texas. Bus service is available to all students-----unless you are within two miles of the school location

- **2025 Mandatory Annual Homeowners Association Dues \$528.00**
- **2025 Estimated Property Taxes \$7,125.92**

MISC. TAX INFORMATION

Note: Investors are not allowed to have a Homestead Exemption or an Over 65 Exemption because the property will not be occupied as their personal Homestead.

2024 Tax Rates (before applying Homestead Exemption) total \$2.228189 per \$100 of Value
Buyers can apply for their allowable Homestead Exemption in 2025 or in the year 2026.

2024 Tax Rates were used to calculate the estimated 2025 Taxes because 2025 Tax Rates will not be set until early Fall of 2025. The 2025 HCAD Value is \$437,676.00

Seller currently has a Homestead Exemption.

Estimated 2025 Taxes with Homestead Exemption were calculated as follows:

Cy-Fair ISD Allowable Exemptions: (1) 20% of HCAD Appraised Value and (2) additional reduction of \$100,000 for Homestead Exemption mandated by Texas Law.

2024 Tax Rate \$1.0869 times \$100 of Taxable Value of \$250,141.00 = \$2,718.78

Harris County allows a Homestead Exemption – Exemption is 20% of Appraised Value.

2024 Tax Rate \$0.608689 times \$100 of Taxable Value of \$350,141.00 = \$2,131.27

Lone Star College allows a Homestead Exemption - Exemption is 8% of Appraised Value.

2024 Tax Rate \$0.1076 per \$100 of Taxable Value of \$402,662.00 = \$433.26

ESD #9 allows a Homestead Exemption – exemption is 10% of Appraised Value.

2024 Tax Rate \$0.04 per \$100 of Taxable Value of \$393,908.00 = \$157.56

Spencer Road PUD does not allow a Homestead Exemption.

2024 Tax Rate \$0.385 of appraised value \$437,676 = \$1,685.05