



Townhouse/Condo **Sold**

ML#: 86175181 List Price: \$228,000
 Address: [8819 Silent Willow Lane](#) Orig Price: \$228,000
 Area: 30 LP/SF: \$139.53
 Tax Acc #: [8531-01-001-0530-901](#) DOM: 5
 City/Location: [Sugar Land](#) State: Texas
 County: [Fort Bend](#) Zip Code: [77479 - 5480](#)
 Subdivision: [Greatwood](#) Key Map: [607Q](#)
 Market Area: [Sugar Land West](#) Country: United States
 Lot Size: 4,555 / Appr Dist Section #: 1
 Lease Also: No SqFt: 1,634 / Appr Dist
 Legal Desc: VISTAS OF GREATWOOD SEC 1, BLOCK 1, LOT 53 Year Built: 2005 / Appr Dist

Directions: From 59 South, Take 99/Crabb River Rd , U-Turn and stay on feeder, R on River Brook, next entrance after Main entrance to Greatwood, L on Greatwood Pkwy, L n Wooddale, L on Winding Brook West, R on Quiet Pond

Recent Change: 10/10/2019 : CLOSD : P->S

Listing Office Information

List Broker: [HTAM01/Hometown America Incorporated](#) [Request an Appointment](#)
 List Agent: [StevenJR/Steven J. Robinson](#) Appt #: 713-977-7469 / Showing Service
 Agent Cell: 832-841-0088 Agent Phone: 832-841-0088
 Address: 4665 Sweetwater Blvd Suite 105, Sugar Land, TX 77479 - 3000 Office Phone: 281-565-5626
 List Agent Web: Fax #:
 Agent Email: steven@hometown.cc
 Licensed Supervisor: Office Web: <http://www.hometown.cc>

School Information

School District: [33 - Lamar Consolidated](#) Elem: [CAMPBELL ELEMENTARY SCHOOL \(LAMAR\)](#)
 Middle: [READING JUNIOR HIGH SCHOOL](#) High: [GEORGE RANCH HIGH SCHOOL](#)

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: Traditional # Unit Stories: 1 Bedrooms: 3/
 Type: Townhouse # Bldg Stories: 1 Baths F/H: 2/0
 New Constr.: No Access: Builder Nm:
 Frt. Door Faces: South Loft: No Efficiency: Appx Comp:
 TREC Contract: One to Four Family Residential Unit Level: Ground Level
 Garage: 2/Attached Garage Carport:
 Parking: Auto Garage Door Opener Lot Dimensions:
 Showing Instruct: Appointment Required, Leave Business Card, Lockbox Front, Supra Keybox

Agent Remarks:
 Buyer to verify all room measurements. Please contact listing agent for offer instructions: 832-841-0088 or steven@hometown.cc.

Public Remarks:

A MUST-SEE for buyers who seek an endcap single-story townhome and low maintenance living in a sought-after golf course community! Corner lot with no back neighbors! Spacious open floor plan offers a tasteful color scheme, crown moulding, soaring ceilings, plantation shutters, stunning wood floors in living, wi-fi controlled lighting, dining and hallways. Kitchen boasts an abundance of counter space and cabinets, stainless appliances, granite counters, with a breakfast room that overlooks your spacious backyard. Nice sized master bedroom and master bath with double vanities, shower and separate jacuzzi tub. Study can be a 3rd bedroom. Easy access to 59/69,99/Grand Parkway, First Colony Mall, Smart Financial Centre, Constellation Field. Low taxes, great schools! Did not flood!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Mstr Bedroom	15 x 12	1st	Bedroom	12 x 11	1st
Mstr Bath		1st	Dining Room	12 x 14	1st
Living Room	12 x 14	1st	Bedroom	10 x 10	1st
Kitchen	10 x 12	1st	Breakfast	8 x 8	1st

Bathroom Desc: Double Sinks, Master Bath + Separate Shower, Vanity Area, Whirlpool/Jetted Tub
 Bedroom Desc: All Bedrooms Down, Master Bed - 1st Floor
 Room Desc: 1 Living Area, Breakfast Room, Formal Dining, Formal Living, Kitchen/Dining Combo, Living Area - 1st Floor, Study/Library, Utility Room in House
 Kitchen Desc: Breakfast Bar, Kitchen open to Family Room, Pantry, Pots/Pans Drawers

Interior, Exterior, Utilities and Additional Information

Wash/Dry Conn: Yes Dishwasher: Yes Compactor: No Disposal: Yes
 Fireplace: 1/Gas Connections Utility Dist: Yes Microwave: Yes

Appliances:	Electric Dryer Connection, Full Size, Gas Dryer Connections	Range:	Electric	Sep Ice Mkr: No
Oven:	Freestanding Oven, Single Oven	Flooring:	Cooktop Carpet, Tile, Wood	
Energy:	Attic Fan, Attic Vents, Ceiling Fans, Digital Program Thermostat, Energy Star Appliances, Energy Star/CFL/LED Lights, HVAC>13 SEER, Insulated Doors, Insulated/Low-E windows, Insulation - Batt, North/South Exposure, Other Energy Features, Solar Screens	Foundation:	Slab	
Green/Energy Cert:	Home Energy Rating/HERS	Countertops:	Granite	
Roof:	Composition	Prvt Pool:	No	
Interior:	Alarm System - Owned, Crown Molding, Drapes/Curtains/Window Cover, Dry Bar, Fire/Smoke Alarm, High Ceiling	Area Pool:	Yes	
Exterior Constr:	Brick Veneer, Cement Board	Unit Loc:	In Golf Course Community, On Corner	
Exterior:	Area Tennis Courts, Back Yard, Clubhouse, Fenced, Front Green Space, Front Yard, Partially Fenced, Patio/Deck, Sprinkler System	Cool:	Central Electric	
Laundry Loc:	Utility Rm in House	Water/Sewer:	Public Sewer, Water District	
Waterfront Feat:		Disclosures:	Exclusions, Levee District, Mud, Sellers Disclosure	
Heat:	Central Gas	Exclusions:		
St Surf:	Concrete, Curbs, Gutters			
Mgmt Company:	Yes / HCM / 281-545-1134	List Type:	Exclusive Right to Sell/Lease	
List Date:	08/29/2019	Expire Date:	02/28/2020	
Comp: SubAgt:	0%	Buyer Agent:	3%	
		Bonus:		Bonus End: Var/Dual Rt: No

Financial Information

1st Assumable:	Finance Cnstr:	Cash Sale, Conventional, FHA, VA
Ownership Type:	Full Ownership	Own Occ Rate:
Maint Fee:	Yes / \$850 / Annually	Vacation Rental:
Other Mand Fee:	Yes/250/Monthly	Maint Includes:
Taxes w/o Exempt:	\$5,133/2018	Exemptions:
Loss Mitigation:	No	Auction:
		No
		Online Bidding:
		No

Pending Information

Pending Date:	09/03/2019	Est Close Dt:		OPT End:
OPEnd Date:				

Sold Information

Sale Price:	\$228,000	Close Date:	09/27/2019	Ttl Discount Pts:		SP/LP #:	1.00
SP\$/SF:	\$139.53	Days to Close:	24	Terms:	Conventional		
Sell Agent:	John Labus (jlabus)	Sell Broker:	Grove Realty (GROV01)				
Co-Sell Agent:	()	Co-Sell Office:	Grove Realty ()				
TREC #:							
New Loan:		Interest Rate:		Amortize Years:		CoOp:	No
Seller Contribution to Buyer Costs:	\$3,000	Repair/Actual Pd:	\$0	Title Pd By:	Seller		

Prepared By: Steven Robinson

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 10/12/2019 11:19 AM

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