




Single-Family ML #: 56728549 Status: **A** LP: \$199,900
 County: Galveston Tax Acc #: 5101-0004-0022-000 SP/SF: \$0.00 LP/SF: \$ 109.35
 Also For Lease: No Area: **33 - Galveston County** Location: **54 - League City** KM: 188B
 Addr: **3238 Rippling Falls Ln**  City: **League City** Zip: **77539 - 6175**
 Sub: **The Meadows In Bay Colony Se** State: **Texas** Country: **United States**
 Listing Firm: **Houston Realty Team** Master Planned Community: **No/**
 Mkt Area: **League City** Legal: **THE MEADOWS IN BAY COLONY SEC 2 (2003) ABST 19, BLOCK 4, LOT 1828/Appraisal District** Sec #: **2**
 SqFt: **1793** Lot Size: **7593/Appraisal District** Year Built: **2004/Appraisal District**
 SchDist: **17 - Dickinson** Elem: **BAY COLONY ELEMENTA** Middle: **DUNBAR MIDDLE SCHOOL** High: **DICKINSON HIGH SCHOOL**
SCHOOL INFO IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description and Room Dimensions

Style: Traditional	# Stories: 1	New Construction: No/	Builder Name: Lennar	# Bedrooms: 3 /
Type: Free Standing		ApproxComplete:	Access:	#FB/HB: 2/0
Living: 14x19	LotDim:	Acres: /0 Up To 1/4 Acre	Utility Rm:	Garage: 2/Attached Garage
Den:	Dining: 11x12	1st Bed: 15x13	4th Bed:	Carport: /
Game Rm:	Kitchn: 12x10	2nd Bed: 10x12	5th Bed:	FrntDoorFaces:
Study:	Brkfst: 12x9	3rd Bed: 10x12	Gar/Car:	
FamilyRm:	ExtraRm:	Media:	Show: Supra Keybox	

Dir: **45 South, Exit FM 646, Left on Cross Colony, Left on Shaly Brook, Right on Colony Lake Ln, Left onto Rippling Falls into 3238 Rippling Falls Driveway**

Physical Property Description - Public: **This beautiful home is "move in" ready. One thing you will notice immediately is an Open & Bright floor plan. It offers tile throughout for easy cleaning. A gas fireplace for those cozy nights or ambiance for those festive parties. The split floor plan is perfect for your family needs and the Living room centers the house. The Kitchen has lots of counter space and plenty of cabinets. The kitchen also offers a breakfast bar and great space for your informal dining. Come see today!**

Interior, Exterior, Utilities and Additional Information

Microwave: Yes	Dishwasher: Yes	Cmpctr: No	Dispsl: Yes	SepIceMkr: No	Oven: Gas Oven	Range: Gas Range
Fireplace: 1/Gas Connections				UtilRm: Utility Rm in House		
Connect: Electric Dryer Connections, Gas Dryer Connections				Bedrooms: Split Plan		
Energy: Ceiling Fans				Rooms:		
Green/Energy Certifications:				Flooring: Tile	Countertops: laminat	
Interior:				Prvt Pool: No/	AreaPool: Yes	
Master Bath: Master Bath + Separate Shower				Roof: Composition		
Exter Constr: Brick Veneer				Foundation: Slab		
Extr: Back Yard Fenced				St Surf: Concrete	Utility Dist: Yes	
Lot Desc: Subdivision Lot						
Waterfront Features:						
Golf Course Name:	Heat: Central Gas			Cool: Central Electric	Wtr/Swr: Public Sewer, Public Water	
Restrictions: Deed Restrictions				Defects: No Known Defects		
Disclosures: Sellers Disclosure				Exclusions:		
Management Co./HOA Name: Yes /HCMS /832-864-1200						
Maint Fee: Mandatory/\$350/				Other Mandatory Fees: \$Verify		
Tax w/o Exempt/Yr: \$5681/2016				Tax Rate: 3.54281		
Financing Available:						

Mon, Jan 23, 2017 09:26 AM

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

Prepared by: Christina Osborne