



\$965,000.00

**10457 WAGON PASS TRL, WILLIS, TX 77378, USA**

<https://test.houston-re.com>



Nestled on a 2 acre wooded lot in Republic Grand Ranch, this English Country custom by Royal Texan Homes exudes an air of sophistication. Brilliantly blended traditional elegance w/modern amenities and finishes of today. Entering through the stately front door, you are greeted by gleaming hardwood floors & exquisite millwork. An executive study at the [...]

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## Rooms & Units Description



**Property title:** 10457 Wagon Pass Willis Texas 77378

**Room Description:** Family Room,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

**Bed Room Description:** 1 Bedroom Up,All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Split Plan,Walk-In Closet

**Photo Count:** 30

**Original List Price:** 965000.00

**Room Count:** 9

**Beds Max:** 4

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**HOA Mandatory:** 1

**Completed Construction Date:** 2023-05-26

## Property Details

**Parcel Number:** 8282-03-00300

**Style:** English,Traditional

**Builder Name:** Royal Texan Homes

**Acres:** 2

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Carpet,Tile

**Lot Description:** Subdivision Lot,Wooded

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

**Price Sq Ft List:** 264.60

**Acres Description:** 2 Up to 5 Acres

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions,Horses Allowed, Deed Restrictions,Horses Allowed

## Property Features



**Exterior:** Back Yard,Covered Patio/Deck,Not Fenced,Private Driveway,Side Yard,Sprinkler System

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances

**Oven Type:** Electric Oven

**Water Sewer:** Aerobic,Septic Tank,Water District

**Siding:** Brick

**Interior:** Alarm System - Owned,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Propane

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 1.7821

**Tax Year:** 2022

**Fee Other:** 1

**Tax Amount:** 1782

**Other Mandatory Fee:** Transfer Fee

**Fee Other Amount:** 195

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## Basics

**Baths Full:** 3

**Year Built Src:** Builder

**Baths Half:** 1

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## Location Details



**Area:** 19

**School District:** 56 - Willis

**School Elementary:** EDWARD B. CANNAN ELEMENTARY SCHOOL

**School High:** WILLIS HIGH SCHOOL

**Geo Market Area:** Willis Area

**Zip:** 77378

**County Or Parish:** Montgomery

**Directions:** Interstate 45 to Exit 94, Left on N. Danville St, Right on E. Stewart (FM 1097 continues). In approx. 5 miles turn Right on Republic Ranch Road S. Turn left to stay on Republic Ranch Rd S, Turn right onto Republic Park Trail, Turn left onto Wagon Pass Trl

**School Middle:** LYNN LUCAS MIDDLE SCHOOL

**Subdivision:** Republic Grand Ranch 03

**State:** Texas

**City:** Willis

Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 54

**Realist Block:** Deed Restrictions,Horses Allowed

**Disclosures:** Sellers Disclosure

**Finance Available:** Cash Sale,Conventional,FHA,Investor,VA

**Legal:** S828203 - REPUBLIC GRAND RANCH 03, BLOCK 1, LOT 3

Courtesy of

**List Office Name:** Keller Williams Woodlands

