



\$525,000.00

12940 N PUFFIN LN, WILLIS, TX 77318, USA

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



LAKE CONROE WATERFRONT in the Gated community of Pelican Bay, bright sunny mornings and relaxing afternoon shade. Boat dock with treated lumber decking and lift, Jet ski lift, covered back deck, recently replaced wooden/timber bulkhead, and a whole house generator. Enjoy the open water with boating excursions and the expansive views of the lake. This [...]

Rooms & Units Description



Property title: 12940 Puffin Willis Texas 77318

Room Description: Breakfast Room,Family Room,Formal Dining,Home Office/Study,Kitchen/Dining Combo,Living/Dining Combo,Utility Room in House

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Photo Count: 35

Original List Price: 525000.00

Room Count: 9

Beds Max: 3

Master Bath Desc: Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo,Vanity Area

HOA Mandatory: 1

Key Map: 125D

Property Details

Parcel Number: 7849-02-02700

Style: Traditional

Price Sq Ft List: 298.63

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Ownership: Full Ownership

Lot Description: Subdivision Lot,Water View,Waterfront

List Type: Exclusive Right to Sell/Lease

Acres: 0.1263

Dwelling Type: Free Standing

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Controlled Subdivision Access,Covered Patio/Deck,Not Fenced,Patio/Deck,Side Yard,Sprinkler System	Interior: Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage,Tandem	No Of Garage Cap: 2
Heat System: Central Gas	Cool System: Central Electric
Pool Area: 1	Fireplace Description: Gas Connections,Gaslog Fireplace
Fireplaces Number: 1	Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Generator,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass
Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Walk-in Pantry	Oven Type: Double Oven,Electric Oven
Dishwasher: 1	Water Sewer: Public Sewer,Public Water,Water District
Microwave: 1	Siding: Aluminum,Brick,Wood
Water Amenity: Boat Lift,Boat Slip,Bulkhead,Lake View,Lakefront,Wood Bulkhead, Boat Lift,Boat Slip,Bulkhead,Lake View,Lakefront,Wood Bulkhead	

Fees & Taxes

Tax Rate: 2.2748	Tax Amount: 7387
Tax Year: 2021	Maint Fee Includes: Grounds,Limited Access Gates,Other,Recreational Facilities
Other Mandatory Fee: Transfer	Fee Other: 1
Fee Other Amount: 250+	

Basics

Baths Full: 2	Year Built Src: Appraisal District
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Location Details

Area: 39

School District: 56 - Willis

School Elementary: W. LLOYD MEADOR ELEMENTARY SCHOOL

School High: WILLIS HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77318

County Or Parish: Montgomery

Directions: Interstate 45 North, Exit 94 Farm to Market Road 1097 toward Willis, Turn Left onto FM 1097 West/West Montgomery Street, Turn Left onto Pelican Boulevard, Destination will be on your Left.

School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL

Subdivision: Pelican Bay

State: Texas

City: Willis

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Exemptions: Homestead, Senior

Range Type: Electric Cooktop

Legal Subdivision: PELICAN BAY

Realist Block: Deed Restrictions

Disclosures: Exclusions,Sellers Disclosure

Exclusions: See Exclusions Addendum

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: PELICAN BAY 02, LOT 27

DOM: 1

Courtesy of

List Office Name: RE/MAX Universal

