



\$495,000.00

12991 WOOD HARBOUR DR, MONTGOMERY, TX 77356, USA

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



Beautiful custom new construction is situated across the street from the water. This custom beauty offers 4 bedrooms, 3-1/2 baths, computer nook/mud rm w/barn door, kitchen & dining are open to the living rm. The backyard is fenced & features an oversized covered back patio w/ceiling fan. Primary bedroom is downstairs as well as a [...]

Rooms & Units Description



Property title: 13005 Wood Harbour Montgomery Texas 77356

Room Description: Breakfast Room,Family Room,Gameroom Up,Kitchen/Dining Combo,Media,Utility Room in House

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

Photo Count: 16

HOA Mandatory: 1

Key Map: 124U

Room Count: 9

Beds Max: 4

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

Subdivision Lake Access YN: 1

Original List Price: 495000.00

Vac Rental: Allowed

Property Details

Parcel Number: 9455-16-07400

Style: Traditional

Builder Name: Optimized Investment

Acres: 0.1148

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: In Golf Course Community,Subdivision Lot,Water View

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 207.55

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1.5

Ownership: Full Ownership

Property Features



Exterior: Covered Patio/Deck, Fully Fenced, Subdivision Tennis Court

Roof: Composition

Garage Carport: Auto Garage Door Opener

No Of Garage Cap: 2

Cool System: Central Electric, Zoned

Energy: Ceiling Fans, High-Efficiency HVAC, Insulated/Low-E windows, Radiant Attic Barrier

Oven Type: Electric Oven

Water Sewer: Water District

Golf Course: Walden on Lake Conroe

Water Amenity: Lake View, Lake View

Interior: Crown Molding, High Ceiling

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Electric, Zoned

Pool Area: 1

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

Dishwasher: 1

Microwave: 1

Siding: Brick, Cement Board

Fees & Taxes

Tax Rate: 2.1334

Tax Year: 2022

Other Mandatory Fee: Resale Certif. required by Walden & transfer fee

Fee Other Amount: 300/500

Tax Amount: 427

Maint Fee Includes: Recreational Facilities

Fee Other: 1

Basics

Baths Full: 3

Year Built Src: Builder

Baths Half: 1

Completion Date: 2023-08-31

Location Details



Area: 39

School District: 37 - Montgomery

School Elementary: MADELEY RANCH ELEMENTARY SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77356

County Or Parish: Montgomery

Directions: I-45 NORTH FROM THE WOODLANDS. TAKE 105W EXIT & TRAVEL WEST FOR APPROX. 12 MILES & TURN RIGHT ON WALDEN RD TO RIGHT LAKE ISLAND TO RIGHT WOOD HARBOUR & DOWN TO NEW CONSTRUCTION HOME ON LEFT

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

Subdivision: Walden 16

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Electric Range

DOM: 6

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: WALDEN 16, BLOCK 2, LOT 13

Courtesy of

List Office Name: Keller Williams Advtge Realty

