



**1335 WINDING WILLOW DR, PINEHURST, TX  
77362, USA**

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



Charming one-story home in Arbor Trace! This captivating home features four bedrooms, two full baths, and an attached two car garage. The living area has ample space, lots of natural light, and beautiful floors that expand into the kitchen! Stunning kitchen showcases white cabinets, glass-tiled backsplash, and a cozy breakfast area with backyard views. Spacious [...]

**Rooms & Units Description**

**Property title:** 1335 Winding Willow Pinehurst Texas 77362

**Room Count:** 7

**Room Description:** 1 Living Area,Breakfast Room,Utility Room in House

**Bed Room Description:** All Bedrooms Down,Walk-In Closet

**Photo Count:** 19

**HOA Mandatory:** 1

**Additional School:** TOMBALL INTERMEDIATE SCHOOL

**Original List Price:** 250000.00



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# Property Details

<b>Parcel Number:</b> 2172-00-06400	<b>Lot Description:</b> Subdivision Lot
<b>Lot Dimention:</b> 121 X 40	<b>Style:</b> Traditional
<b>List Type:</b> Exclusive Right to Sell/Lease	<b>Builder Name:</b> Lennar Homes
<b>Price Sq Ft List:</b> 190.55	<b>Acres:</b> 0.1112
<b>Acres Description:</b> 0 Up To 1/4 Acre	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 1	<b>Floors:</b> Carpet,Vinyl Plank
<b>Restrictions:</b> Deed Restrictions, Deed Restrictions	<b>Utility District:</b> 1

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# Property Features

<b>Exterior:</b> Back Yard Fenced,Fully Fenced	<b>Interior:</b> Crown Molding,Fire/Smoke Alarm,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage	<b>No Of Garage Cap:</b> 2
<b>Heat System:</b> Wall Heater	<b>Cool System:</b> Central Electric
<b>Energy:</b> Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated Doors,Insulation - Blown Cellulose	<b>Kitchen Desc:</b> Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers
<b>Oven Type:</b> Gas Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Public Water,Water District	<b>Microwave:</b> 1
<b>Siding:</b> Brick,Wood	

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# Fees & Taxes

<b>Tax Rate:</b> 3.0674	<b>Tax Amount:</b> 6331
<b>Tax Year:</b> 2022	<b>Other Mandatory Fee:</b> Transfer Fee+
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 250+



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## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

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## Location Details

**Area:** 15

**County Or Parish:** Montgomery

**School District:** 53 - Tomball

**Directions:** Take the exit toward Northpointe Blvd/Boudreaux Rd, continue on HWY 249 to Woodtrace Blvd, Left onto Woodtrace, left on Wright Rd, Right onto Arbor Trace, Right on Orange Maple Way, follow the road to Winding Willow Drive, the house is on the left.

**School Elementary:** DECKER PRAIRIE ELEMENTARY SCHOOL

**School Middle:** TOMBALL JUNIOR HIGH SCHOOL

**School High:** TOMBALL HIGH SCHOOL

**Subdivision:** Arbor Trace

**Geo Market Area:** Tomball

**State:** Texas

**Zip:** 77362

**City:** Pinehurst

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Sellers Disclosure

**Disposal:** 1

**Exclusions:** See Attached

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

**Legal:** S217200 - ARBOR TRACE, BLOCK 1, LOT 64

**DOM:** 6

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## Courtesy of

**List Office Name:** RE/MAX Universal

