



**\$569,976.00**

**181 GOLDENWAVE LP, MONTGOMERY, TX  
77316, USA**

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



MLS # 44282271 REPRESENTATIVE PHOTOS ADDED. August Completion - The Wedgewood's expansive open-concept common area holds a gathering room, kitchen with island and step-in pantry, and a casual dining nook. A formal dining room opens to the main living area. Owner's suite features dual sinks and large walk-in closets. Guest suite with private bath is [...]

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## **Rooms & Units Description**



**Property title:** 181 Goldenwave Montgomery Texas 77316

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

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Vanity Area

**Photo Count:** 33

**Additional School:** STEWART ELEMENTARY SCHOOL (CONROE)

**Vac Rental:** Not Allowed

**Room Count:** 6

**Bed Room Description:** All Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

**Master Planned Community:** Woodforest Development

**HOA Mandatory:** 1

**Original List Price:** 615819.00

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## Property Details

**Parcel Number:** 2659-09-06600

**Style:** Traditional

**Builder Name:** Taylor Morrison

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 1

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 249.88

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Engineered Wood,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



<b>Exterior:</b> Covered Patio/Deck,Partially Fenced,Sprinkler System	<b>Interior:</b> Prewired for Alarm System
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Auto Garage Door Opener,Double-Wide Driveway	<b>Garage Desc:</b> Attached Garage,Oversized Garage
<b>No Of Garage Cap:</b> 2	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Electric	<b>Pool Area:</b> 1
<b>Energy:</b> Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater	<b>Kitchen Desc:</b> Island w/o Cooktop,Kitchen open to Family Room,Pantry,Walk-in Pantry
<b>Oven Type:</b> Electric Oven,Single Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Public Water,Water District	<b>Countertops:</b> Quartz
<b>Microwave:</b> 1	<b>Siding:</b> Brick,Cement Board

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## Fees & Taxes

**Tax Rate:** 2.78 **Maint Fee Includes:** Clubhouse,Courtesy Patrol,Grounds,Recreational Facilities  
**Fee Other:** 1

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## Basics

<b>Baths Full:</b> 2	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Builder	<b>Price Change Timestamp:</b> 2023-07-14T16:23:50.863
<b>Completion Date:</b> 2023-07-31	<b>Active Community 55 YN:</b> 1

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## Location Details



**Area:** 39

**School District:** 11 - Conroe

**School Elementary:** GORDON REED ELEMENTARY SCHOOL

**School High:** CONROE HIGH SCHOOL

**Geo Market Area:** Conroe Southwest

**Zip:** 77316

**County Or Parish:** Montgomery

**Directions:** Traveling east or west on I-10 exit Hwy 99 South. Hwy 99 South to F.M. 1093. R approx. 6 miles to Cross Creek Ranch. Turn right onto Cross Creek Ranch Blvd, left on Cross Creek Bend, R Whispering Plains, L Golden. Model at 5730 Pedernales Bend Ln

**School Middle:** PEET JUNIOR HIGH SCHOOL

**Subdivision:** Bonterra at Woodforest 60's

**State:** Texas

**City:** Montgomery

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Approved Seniors Project,Mud

**Exemptions:** Homestead, Over 65

**Range Type:** Gas Cooktop

**Legal Subdivision:** Woodforest

**Master Planned Community YN:** 1

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

**Disposal:** 1

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

**Legal:** BONTERRA AT WOODFOREST 9, BLOCK 4, LOT 8

**DOM:** 100

Courtesy of

**List Office Name:** Alexander Properties

