



\$287,000.00

## 3038 WILLOWBEND RD, MONTGOMERY, TX 77356, USA

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



Fantastic find in the highly sought after Walden subdivision! This cute 3 bedroom, 2 bath home is situated on a quiet tree-lined street mere steps away from Lake Conroe! The open floor plan offers a welcoming feel from the living room with a wood-burning fire place to the kitchen with updated colors. The spacious primary [...]

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### Rooms & Units Description



**Property title:** 3038 Willowbend Montgomery Texas 77356

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

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

**Subdivision Lake Access YN:** 1

**Original List Price:** 294000.00

**Room Count:** 7

**Bed Room Description:** All Bedrooms Down

**Photo Count:** 36

**HOA Mandatory:** 1

**Key Map:** 124V

## Property Details

**Parcel Number:** 9455-04-03100

**Style:** Traditional

**Price Sq Ft List:** 164.56

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

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Cul-De-Sac,In Golf Course Community,Subdivision Lot

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

**Acres:** 0.1694

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

**Utility District:** 1

## Property Features

**Exterior:** Back Yard,Partially Fenced,Patio/Deck,Subdivision Tennis Court

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Electric

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Kitchen open to Family Room

**Dishwasher:** 1

**Microwave:** 1

**Siding:** Brick

**Interior:** Fire/Smoke Alarm,Refrigerator Included

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Wood Burning Fireplace

**Energy:** Attic Vents

**Oven Type:** Electric Oven

**Water Sewer:** Water District

**Golf Course:** Walden on Lake Conroe



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# Fees & Taxes

<b>Tax Rate:</b> 2.0631	<b>Tax Amount:</b> 4397
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Grounds,Recreational Facilities
<b>Other Mandatory Fee:</b> Transfer, Resale Certificate	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 500, 300	

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# Basics

<b>Baths Full:</b> 2	<b>Year Built Src:</b> Appraisal District
<b>Price Change Timestamp:</b> 2023-07-24T13:29:39.580	

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# Location Details

<b>Area:</b> 39	<b>County Or Parish:</b> Montgomery
<b>School District:</b> 37 - Montgomery	<b>Directions:</b> I-45 North to left on Hwy 105 to right on Walden Rd to right on Browning Dr to right on Willowbend Rd. Home will be on your left.
<b>School Elementary:</b> MADELEY RANCH ELEMENTARY SCHOOL	<b>School Middle:</b> MONTGOMERY JUNIOR HIGH SCHOOL
<b>School High:</b> MONTGOMERY HIGH SCHOOL	<b>Subdivision:</b> Walden 04
<b>Geo Market Area:</b> Lake Conroe Area	<b>State:</b> Texas
<b>Zip:</b> 77356	<b>City:</b> Montgomery

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# Miscellaneous



**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Legal:** WALDEN 04, BLOCK 19, LOT 30

**DOM:** 48

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Exemptions:** Homestead,,,,,,,,,

**Range Type:** Electric Range

**Legal Subdivision:** WALDEN

**Courtesy of**

**List Office Name:** Fairwater Westmont Real Estate

