

113 BOBCAT BND, HUNTSVILLE, TX 77340, USA

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Love where you live in Hunter’s Creek in Huntsville, TX! The Augustine floor plan is a spacious 2-story home featuring 2 bedrooms and 1 bathroom. The first floor offers the perfect entertainment space with vinyl plank flooring and an open kitchen overlooking the expansive family room! The kitchen is sure to please with 30” cabinets, [...]

\$184,990.00



Rooms & Units Description

|                                                                                |                                                                                     |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Property title:</b> 308 Gray Wolf Huntsville Texas 77320                    | <b>Room Count:</b> 4                                                                |
| <b>Room Description:</b> Family Room,Living/Dining Combo,Utility Room in House | <b>Bed Room Description:</b> All Bedrooms Up,Primary Bed - 2nd Floor,Walk-In Closet |
| <b>Master Bath Desc:</b> Primary Bath: Tub/Shower Combo                        | <b>Photo Count:</b> 28                                                              |
| <b>HOA Mandatory:</b> 1                                                        | <b>Original List Price:</b> 186990.00                                               |





## Property Details

|                                            |                                                              |
|--------------------------------------------|--------------------------------------------------------------|
| <b>Parcel Number:</b> 72086                | <b>Lot Description:</b> Subdivision Lot                      |
| <b>Style:</b> Traditional                  | <b>List Type:</b> Exclusive Right to Sell/Lease              |
| <b>Builder Name:</b> Legend Homes          | <b>Price Sq Ft List:</b> 182.80                              |
| <b>Acres Description:</b> 0 Up To 1/4 Acre | <b>Dwelling Type:</b> Free Standing                          |
| <b>New Construction:</b> 1                 | <b>New Construction Desc:</b> To Be Built/Under Construction |
| <b>Stories:</b> 2                          | <b>Floors:</b> Carpet,Vinyl Plank                            |
| <b>Ownership:</b> Full Ownership           | <b>Restrictions:</b> Deed Restrictions, Deed Restrictions    |



## Property Features

|                                                                                                                                               |                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Exterior:</b> Back Yard,Back Yard Fenced                                                                                                   | <b>Interior:</b> Fire/Smoke Alarm                                      |
| <b>Roof:</b> Composition                                                                                                                      | <b>Foundation:</b> Slab                                                |
| <b>Heat System:</b> Central Electric                                                                                                          | <b>Cool System:</b> Central Electric                                   |
| <b>Energy:</b> Attic Vents,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier | <b>Kitchen Desc:</b> Kitchen open to Family Room,Pantry,Walk-in Pantry |
| <b>Dishwasher:</b> 1                                                                                                                          | <b>Water Sewer:</b> Public Sewer,Public Water                          |
| <b>Countertops:</b> Laminate                                                                                                                  | <b>Microwave:</b> 1                                                    |
| <b>Siding:</b> Cement Board                                                                                                                   |                                                                        |



## Fees & Taxes

|                       |                                                |
|-----------------------|------------------------------------------------|
| <b>Tax Rate:</b> 1.88 | <b>Other Mandatory Fee:</b> Capitalization Fee |
| <b>Fee Other:</b> 1   | <b>Fee Other Amount:</b> 200                   |



## Basics



Baths Full: 1

Price Change Timestamp: 2023-05-02T13:37:57.173

Year Built Src: Builder

Completion Date: 2023-05-31

Location Details

Area: 43

School District: 64 - Huntsville

School Elementary: HUNTSVILLE ELEMENTARY SCHOOL

School High: HUNTSVILLE HIGH SCHOOL

Geo Market Area: Huntsville Area

Zip: 77320

County Or Parish: Walker

Directions: From Houston: Going North on I-45, take Exit 118 for TX-75 toward FM 1791. Merge onto N. Freeway Service Road and make slight right at the "Y". Use the left lane to turn left onto TX-75N. Use the middle lane to turn left to stay on TX-75N. After you go under the bridge, take a right to stay on TX-75N. Travel approximately 0.8 miles and take a right on Moffitt Springs Dr. Follow the service road until you see the entrance to the subdivision on your left.

School Middle: MANCE PARK MIDDLE SCHOOL

Subdivision: Hunters Creek

State: Texas

City: Huntsville

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

DOM: 158

Realist Block: Deed Restrictions

Disclosures: Other Disclosures

Exemptions: Homestead

Legal: HUNTERS CREEK SECTION 2, BLOCK 4, LOT 19

Courtesy of



**List Office Name:** Legend Home Corporation

