



**\$958,000.00**

**37518 EDGEWATER DR, PINEHURST, TX  
77362, USA**

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



PRICED TO SELL! Welcome to the exclusive gated community of Old Mill Lake that is filled with old world charm. This well lived and loved property has over an acre of land and more than 400' of frontage you will never feel confined. This magnificent home features over 5,000 square feet of living space, crown [...]

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## **Rooms & Units Description**



**Property title:** 37518 Edgewater Pinehurst Texas 77362

**Room Description:** 1 Living Area,Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Living Area - 2nd Floor,Media,Utility Room in House

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

**Photo Count:** 50

**HOA Mandatory:** 1

**Original List Price:** 1124900.00

**Room Count:** 15

**Beds Max:** 6

**Master Bath Desc:** Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**Subdivision Lake Access YN:** 1

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Key Map:** 213T

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## Property Details

**Parcel Number:** 7674-00-05800

**Style:** Traditional

**Price Sq Ft List:** 190.34

**Acres Description:** 1 Up to 2 Acres

**Stories:** 2

**Restrictions:** Deed Restrictions,Restricted, Deed Restrictions,Restricted

**Lot Description:** Corner,Subdivision Lot,Wooded

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

**Acres:** 1.14

**Dwelling Type:** Free Standing

**Floors:** Carpet,Travertine

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## Property Features



**Exterior:** Back Green Space,Back Yard,Controlled Subdivision Access,Exterior Gas Connection,Patio/Deck,Sprinkler System

**Roof:** Composition

**Garage Carport:** Additional Parking,Auto Garage Door Opener,Porte-Cochere

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace,Wood Burning Fireplace

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Under Cabinet Lighting

**Dishwasher:** 1

**Microwave:** 1

**Interior:** 2 Staircases,Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling

**Foundation:** Slab

**Garage Desc:** Attached/Detached Garage

**Heat System:** Central Gas

**Pool Private:** 1, In Ground

**Fireplaces Number:** 2

**Oven Type:** Convection Oven,Double Oven,Electric Oven

**Water Sewer:** Aerobic,Public Water

**Siding:** Brick,Cement Board,Stone

Fees & Taxes

**Tax Rate:** 1.8587

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer fee

**Fee Other Amount:** 350

**Tax Amount:** 14880

**Maint Fee Includes:** Grounds

**Fee Other:** 1

Basics

**Baths Full:** 4

**Year Built Src:** Appraisal District

**Baths Half:** 1

**Price Change Timestamp:** 2023-06-26T08:44:32.380

Location Details



**Area:** 15

**School District:** 36 - Magnolia

**School Elementary:** MAGNOLIA  
PARKWAY ELEMENTARY SCHOOL

**School High:** MAGNOLIA HIGH  
SCHOOL

**Geo Market Area:** Magnolia/1488  
West

**Zip:** 77362

**County Or Parish:** Montgomery

**Directions:** From the 149 spur both ways turn into the natural stone Old Mill Lake entrance, go straight to the stop sign and make a right, travel about 300 yards and the home will be on the corner to the right.

**School Middle:** BEAR BRANCH JUNIOR HIGH SCHOOL

**Subdivision:** Old Mill Lake 01

**State:** Texas

**City:** Pinehurst

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Legal:** OLD MILL LAKE 01, BLOCK 3, LOT 16, ACRES 1.140

**DOM:** 210

**Realist Block:** Deed  
Restrictions,Restricted

**Disclosures:** Sellers Disclosure

**Exemptions:** Homestead

**Range Type:** Gas Cooktop

**Access:** Automatic Gate

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## Courtesy of

**List Office Name:** Excelencia-Excellence RE, LLC

