



44 WHIPPOORWILL LN, TRINITY, TX 75862, USA

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

Pack your bags. That's all you will need to move into the furnished and updated home. Right down to the dishes, towels and bed clothes. The little cabin in the woods needs only some personal touches to be your vacation or full time home. Recent updates include a new metal roof, insulation, electrical panel, hi-efficiency [...]

Rooms & Units Description



Property title: 44 Whippoorwill Trinity Texas 75862

Room Description: 1 Living Area,Kitchen/Dining Combo,Utility Room in House

Bed Room Description: All Bedrooms Down

Photo Count: 23

HOA Mandatory: 1

Vac Rental: Not Allowed

Room Count: 4

Beds Max: 2

Master Bath Desc: Primary Bath: Shower Only

Subdivision Lake Access YN: 1

Original List Price: 65000.00

Property Details

Parcel Number: 13192

Style: Traditional

Price Sq Ft List: 59.42

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Ownership: Full Ownership

Utility District: 1

Lot Description: In Golf Course Community,Wooded

List Type: Exclusive Right to Sell/Lease

Acres: 0.0874

Dwelling Type: Manufactured

Floors: Carpet,Vinyl Plank

Restrictions: Deed Restrictions,Mobile Home Allowed, Deed Restrictions,Mobile Home Allowed

Property Features

Exterior: Controlled Subdivision Access,Porch,Subdivision Tennis Court

Roof: Aluminum

Heat System: Wall Heater

Pool Area: 1

Oven Type: Electric Oven

Countertops: Formica

Siding: Aluminum,Wood

Interior: Drapes/Curtains/Window Cover,Dryer Included,Refrigerator Included,Washer Included

Foundation: Block & Beam

Cool System: Other Cooling

Energy: High-Efficiency HVAC

Water Sewer: Water District

Golf Course: Westwood Shores Country Club

Fees & Taxes



Tax Rate: 2.4708

Tax Year: 2022

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 400

Tax Amount: 605

Maint Fee Includes: Clubhouse,Courtesy Patrol,On Site Guard,Recreational Facilities

Basics

Baths Full: 2

Year Built Src: Appraisal District

Price Change Timestamp: 2023-05-19T13:27:52.567

Location Details

Area: 42

School District: 63 - Trinity

School Elementary: LANSBERRY ELEMENTARY SCHOOL

School High: TRINITY HIGH SCHOOL (HEB)

Geo Market Area: Lake Livingston Area

Zip: 75862

County Or Parish: Trinity

Directions: From Hwy 45 in Huntsville take the 113 Exit and proceed 20 miles to Trinity, Go to second light (FM 94) and make a right. Go 1/4 mile to FM 356 and make a right and go apx7 miles to entrance to Westwood Shores.

School Middle: TRINITY JUNIOR HIGH SCHOOL

Subdivision: Westwood Shores Sec 1

State: Texas

City: Trinity

Miscellaneous



Annual Maint Desc: Mandatory

Connections: Electric Dryer
Connections,Washer Connections

Exemptions: Homestead,,,,Senior,

Range Type: Electric Range

Access: Manned Gate

Realist Block: Deed Restrictions,Mobile Home
Allowed

Disclosures: Mud,Sellers Disclosure

Finance Available: Cash Sale,Conventional

Legal: WESTWOOD SHORES SECTION 01,
BLOCK 20 LOT 20

DOM: 180

Courtesy of

List Office Name: 101 Main St. Realty

