

**526 WILLOW CANYON LN, PINEHURST, TX
77362, USA**

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

Welcome to this exquisite one-story home located in the highly sought-after gated Woodtrace Community. It starts with a timeless and elegant stunning exterior. Step inside to discover the beauty of hardwood flooring that flows seamlessly from entry, into the office, family room, kitchen and dining area. The high ceilings create an airy & spacious ambiance, [...]

\$425,000.00



Rooms & Units Description



Property title: 526 Willow Canyon Pinehurst Texas 77362

Room Description: 1 Living Area,Breakfast Room,Family Room,Home Office/Study,Utility Room in House

Bed Room Description: All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Photo Count: 32

Additional School: TOMBALL INTERMEDIATE SCHOOL

Green Certification: Energy Star Qualified Home

Room Count: 8

Beds Max: 4

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo

HOA Mandatory: 1

Original List Price: 425000.00

Property Details

Parcel Number: 9594-07-00600

Style: Ranch

Price Sq Ft List: 204.72

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Corner,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.1997

Dwelling Type: Free Standing

Floors: Carpet,Tile,Wood

Utility District: 1

Property Features



Exterior: Back Yard,Back Yard
Fenced,Controlled Subdivision
Access,Covered
Patio/Deck,Patio/Deck,Sprinkler System

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Oven Type: Electric Oven

Water Sewer: Public Sewer,Public
Water,Water District

Microwave: 1

Interior: Crown Molding,Drapes/Curtains/Window
Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High
Ceiling

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,Energy Star Appliances,High-Efficiency
HVAC,HVAC>13 SEER,Insulated/Low-E
windows,North/South Exposure,Radiant Attic
Barrier

Dishwasher: 1

Countertops: Granite

Siding: Brick,Cement Board,Stone

Fees & Taxes

Tax Rate: 3.0674

Tax Year: 2022

Fee Other: 1

Tax Amount: 10689

Other Mandatory Fee: Transfer

Fee Other Amount: 350

Basics

Baths Full: 2

Year Built Src: Appraisal District

Location Details



Area: 15

School District: 53 - Tomball

School Elementary: DECKER
PRAIRIE ELEMENTARY SCHOOL

School High: TOMBALL HIGH
SCHOOL

Geo Market Area: Tomball

Zip: 77362

County Or Parish: Montgomery

Directions: Take Hwy 249 North, Left at Woodtrace Blvd; Right @ Woodtrace Circle; Right @ Keystone Ridge Lane; Left @ Rolling Brook Lane; Left @ dead end; Left @ Willow Canyon.

School Middle: TOMBALL JUNIOR HIGH SCHOOL

Subdivision: Woodtrace

State: Texas

City: Pinehurst

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S959407 - WOODTRACE 07, BLOCK 1, LOT 6

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exemptions: Homestead,,,,Senior,

Range Type: Gas Cooktop

Courtesy of

List Office Name: RE/MAX Universal Northwest

