



\$326,900.00

**6214 WEDGEWOOD HLS DR, CONROE, TX  
77304, USA**

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



This beautifully designed, new construction home is located in the rolling hills of the family-friendly community of Wedgewood Forest in Conroe. This charming home offers a true retreat for the whole family with a picturesque, wooded lot just out back. No back neighbors! This spacious 4-bedroom floor plan, known as the hazelnut, includes a chef-ready [...]

---

## Rooms & Units Description



**Property title:** 6214 Wedgewood Hills Conroe  
Texas 77304

**Room Description:** Family Room,Utility Room in House

**Master Bath Desc:** Primary Bath: Shower Only,Secondary Bath(s): Tub/Shower Combo

**HOA Mandatory:** 1

**Original List Price:** 326900.00

**Room Count:** 10

**Bed Room Description:** En-Suite Bath,Walk-In Closet

**Photo Count:** 15

**Additional School:** GORDON-REED ELEMENTARY SCHOOL

**Completed Construction Date:** 2023-07-07

## Property Details

**Parcel Number:** 9547-04-06800

**Style:** Traditional

**Builder Name:** LGI Homes

**Acres:** 0.1475

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Carpet,Vinyl Plank

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 176.13

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

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features



**Exterior:** Back Yard,Back Yard Fenced,Covered  
Patio/Deck,Patio/Deck,Private Driveway,Sprinkler  
System,Subdivision Tennis Court

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Heat Pump

**Energy:** Attic Vents,Ceiling Fans,Digital Program  
Thermostat,High-Efficiency HVAC,Insulated/Low-E  
windows,Insulation - Batt,Insulation - Spray-  
Foam,Tankless/On-Demand H2O Heater

**Oven Type:** Gas Oven

**Water Sewer:** Public Sewer,Public Water

**Microwave:** 1

**Interior:** Drapes/Curtains/Window  
Cover,Fire/Smoke Alarm,High  
Ceiling,Prewired for Alarm  
System,Refrigerator Included

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Kitchen Desc:** Breakfast Bar,Kitchen  
open to Family Room,Pantry

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Brick,Other,Stone,Wood

---

## Fees & Taxes

**Tax Rate:** 2.774

**Tax Amount:** 929

**Tax Year:** 2022

---

## Basics

**Baths Full:** 2

**Year Built Src:** Builder

---

## Location Details



**Area:** 19

**School District:** 11 - Conroe

**School Elementary:** GORDON REED  
ELEMENTARY SCHOOL

**School High:** CONROE HIGH SCHOOL

**Geo Market Area:** Lake Conroe Area

**Zip:** 77304

**County Or Parish:** Montgomery

**Directions:** Head North on 1-45, Exit and turn left on  
TX 105, Turn right on Wedgewood Pk, Turn left on  
White Spruce Dr, Property on left.

**School Middle:** PEET JUNIOR HIGH SCHOOL

**Subdivision:** Wedgewood Forest

**State:** Texas

**City:** Conroe

---

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 2

**Realist Block:** Deed Restrictions

**Disclosures:** Other Disclosures

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

**Legal:** S954704 - WEDGEWOOD FOREST 04,  
BLOCK 2, LOT 13

---

## Courtesy of

**List Office Name:** LGI Homes

