



\$369,900.00

**6222 WEDGEWOOD HLS DR, CONROE, TX
77304, USA**

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



This beautiful two-story home offers 4 bedrooms and 2.5 baths, a spacious family room, and a covered front and back patio. Located on the first floor is the spacious owner's retreat that hosts a walk-in closet, a large soaking tub, and a step-in shower with tiled walls. The primary bedroom is secluded from the second [...]

Rooms & Units Description



Property title: 6222 Wedgewood Hills Conroe Texas 77304

Room Description: Family Room,Gameroom Up,Living Area - 1st Floor,Utility Room in House

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

HOA Mandatory: 1

Original List Price: 369900.00

Room Count: 12

Bed Room Description: En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Photo Count: 18

Additional School: GORDON-REED ELEMENTARY SCHOOL

Completed Construction Date: 2023-07-07

Property Details

Parcel Number: 9547-04-06600

Style: Traditional

Builder Name: LGI Homes

Acres: 0.1293

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: 159.58

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: 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,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: Island w/o
Cooktop,Kitchen open to Family
Room,Pantry

Dishwasher: 1

Countertops: Granite

Siding: Brick,Other,Stone,Wood

Fees & Taxes

Tax Rate: 2.774

Tax Year: 2022

Tax Amount: 929

Basics

Baths Full: 2

Year Built Src: Builder

Baths Half: 1

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 11

Courtesy of

List Office Name: LGI Homes

