



\$324,900.00

**6226 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: 6226 Wedgewood Hills Conroe Texas 77304	Room Count: 10
Room Description: Family Room,Utility Room in House	Bed Room Description: En-Suite Bath,Walk-In Closet
Master Bath Desc: Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo	Photo Count: 15
HOA Mandatory: 1	Additional School: GORDON-REED ELEMENTARY SCHOOL
Original List Price: 324900.00	Completed Construction Date: 2023-04-10

Property Details

Parcel Number: 9547-04-06500	Lot Description: Subdivision Lot
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Builder Name: LGI Homes	Price Sq Ft List: 175.05
Acres: 0.1287	Acres Description: 0 Up To 1/4 Acre
Dwelling Type: Free Standing	New Construction: 1
New Construction Desc: Never Lived In	Stories: 1
Floors: Carpet,Vinyl Plank	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,High-Efficiency HVAC,Insulated/Low-E
windows,Insulation - Batt,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 10

Courtesy of

List Office Name: LGI Homes

