



\$549,000.00

**70 S WARBLER BEND CIR, SPRING, TX 77382,
USA**

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



Highly desirable location for this fabulous one story patio home. Large living area open to kitchen w/gas log fireplace & built in bookcases, tiled formal dining, master suite with great closet space. Walk in attic storage from garage. Covered flagstone patio & pond with water feature. Very private and wonderful neighborhood.

Rooms & Units Description



Property title: 70 Warbler Bend The Woodlands
Texas 77382

Room Description: Breakfast Room,Den,Formal
Dining,Home Office/Study,Utility Room in House

Master Bath Desc: Primary Bath: Double
Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate
Shower

Open House Public Count: 1

Photo Count: 43

Original List Price: 549000.00

Vac Rental: Not Allowed

Room Count: 9

Bed Room Description: All Bedrooms
Down,Split Plan

Open House Public Upcoming: Public:
Sat Aug 12, 10:00AM-1:00PM

Master Planned Community: The
Woodlands

Additional School: MITCHELL
INTERMEDIATE SCHOOL

Key Map: 216X

Property Details

Parcel Number: 9699-02-00700

Style: Traditional

Builder Name: Darling Homes

Acres: 0.1592

Dwelling Type: Patio Home

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Patio Lot,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 208.59

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Ownership: Full Ownership

Utility District: 1

Property Features



Exterior: Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Sprinkler System	Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,High Ceiling
Roof: Composition	Foundation: Slab
Garage Carport: Additional Parking,Auto Garage Door Opener,Double-Wide Driveway	Garage Desc: Attached Garage,Oversized Garage,Tandem
No Of Garage Cap: 3	Heat System: Central Gas
Cool System: Central Electric	Pool Area: 1
Fireplace Description: Gaslog Fireplace	Fireplaces Number: 1
Energy: Ceiling Fans,Digital Program Thermostat	Oven Type: Single Oven
Dishwasher: 1	Water Sewer: Water District
Countertops: Corian	Microwave: 1
Siding: Brick,Stone	

Fees & Taxes

Tax Rate: 2.0208	Tax Amount: 8318
Tax Year: 2022	Other Mandatory Fee: Transfer Fee
Fee Other: 1	Fee Other Amount: 100

Basics

Baths Full: 2	Baths Half: 1
Year Built Src: Appraisal District	Price Change Timestamp: 2023-08-06T19:48:43.427

Location Details



Area: 15

School District: 11 - Conroe

School Elementary: GALATAS ELEMENTARY SCHOOL

School High: THE WOODLANDS HIGH SCHOOL

Geo Market Area: The Woodlands

Zip: 77382

County Or Parish: Montgomery

Directions: From Woodlands Parkway,NORTH on Forest Gate Drive, RIGHT on Sterling Ridge, Right on Warbler Bend.

School Middle: MCCULLOUGH JUNIOR HIGH SCHOOL

Subdivision: Woodlands Village Sterling Ridge

State: Texas

City: The Woodlands

Miscellaneous

Annual Maint Desc: No

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exemptions: Homestead,,,,Senior,

Range Type: Gas Cooktop

DOM: 2

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,VA

Legal: WDLNDS VIL STERLING RIDGE 02, BLOCK 1, LOT 7

Courtesy of

List Office Name: Zarco Properties, LLC

