



\$374,000.00

**7264 EDGEWATER DR, WILLIS, TX 77318,
USA**

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



Beautiful 3 bedroom home in great location! Within walking distance of Lake Conroe. Home has been completely remodeled. New carpet, paint, and flooring. Upgraded kitchen with granite countertops and modern subway tile backsplash. Large living area with clerestory windows that allows for lots of natural lighting. Living area also has a balcony with spiral metal [...]

Rooms & Units Description



Property title: 7264 Edgewater Willis Texas 77318

Room Description: Family Room,Formal Dining,Formal Living,Living Area - 2nd Floor,Utility Room in House

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Shower Only

Open House Public Count: 1

HOA Mandatory: 1

Key Map: 125M

Room Count: 3

Bed Room Description: All Bedrooms Down,Primary Bed - 1st Floor

Open House Public Upcoming: Public: Sun Sep 3, 1:00PM-4:00PM

Photo Count: 35

Original List Price: 374000.00

Property Details

Parcel Number: 8625-01-00800

Style: Contemporary/Modern

Price Sq Ft List: 162.05

Acres Description: 1/4 Up to 1/2 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.3306

Dwelling Type: Free Standing

Floors: Carpet,Tile

Property Features

Exterior: Back Yard,Balcony,Patio/Deck

Roof: Composition

Garage Desc: Detached Garage

Heat System: Central Electric

Energy: Ceiling Fans

Oven Type: Electric Oven

Countertops: Granite

Interior: High Ceiling

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Kitchen Desc: Kitchen open to Family Room

Water Sewer: Water District

Siding: Stucco

Fees & Taxes



Tax Rate: 2.2421

Tax Year: 2022

Fee Other: 1

Tax Amount: 5357

Other Mandatory Fee: Transfer Fee

Fee Other Amount: 250

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

School District: 56 - Willis

School Elementary: W. LLOYD MEADOR ELEMENTARY SCHOOL

School High: WILLIS HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77318

County Or Parish: Montgomery

Directions: I-45N, exit FM-830, left on FM-830, left on Kingston Cove Ln, right on Lakeshore Dr, right on Montego Cove Dr, right on Edgewater Dr

School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL

Subdivision: Seven Coves

State: Texas

City: Willis

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S862501 - SEVEN COVES 01, BLOCK 1, LOT 8

Realist Block: Deed Restrictions

Disclosures: Mud

Range Type: Electric Cooktop

Legal Subdivision: SEVEN COVES

Courtesy of



List Office Name: Texas Prominent Realty, Inc.

