



## 9207 FERNWILLOW DR, SPRING, TX 77379, USA

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

Move in ready Two story with pool ready backyard, wood and luxury vinyl plank throughout-NO CARPET. Two story family room with custom stone and wood mantle is a wow! Wood stairway. Luxurious study/dining room with chandelier and updated kitchen with high end appliances. Primary bath with granite, new lighting and barn door! Sizeable Walk in [...]

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### Rooms & Units Description



**Property title:** 9207 Fernwillow Spring Texas 77379

**Room Description:** Breakfast Room,Family Room,Gameroom Up,Home Office/Study,Utility Room in House

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**Open House Public Count:** 1

**Photo Count:** 50

**HOA Mandatory:** 1

**Key Map:** 289Z

**Room Count:** 10

**Bed Room Description:** Primary Bed - 1st Floor,Walk-In Closet

**Open House Public Upcoming:** Public: Sun Aug 13, 2:00PM-4:00PM

**Master Planned Community:** Gleannloch Farms

**Subdivision Lake Access YN:** 1

**Original List Price:** 395000.00

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## Property Details

**Parcel Number:** 123-104-001-0011

**Lot Dimention:** 143 x 55

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

**Acres:** 0.1889

**Dwelling Type:** Free Standing

**Floors:** Tile,Vinyl Plank,Wood

**Utility District:** 1

**Lot Description:** In Golf Course Community,Subdivision Lot

**Style:** Traditional

**Price Sq Ft List:** 147.50

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

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



<b>Exterior:</b> Back Yard Fenced,Porch,Private Driveway,Sprinkler System,Subdivision Tennis Court	<b>Interior:</b> Drapes/Curtains/Window Cover,Formal Entry/Foyer,High Ceiling,Spa/Hot Tub
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Auto Garage Door Opener,Double-Wide Driveway	<b>Garage Desc:</b> Attached Garage
<b>No Of Garage Cap:</b> 2	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Electric	<b>Pool Area:</b> 1
<b>Fireplace Description:</b> Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Ceiling Fans,Digital Program Thermostat,Insulated/Low-E windows,Radiant Attic Barrier	<b>Kitchen Desc:</b> Breakfast Bar,Pantry
<b>Oven Type:</b> Electric Oven,Gas Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Public Water,Water District	<b>Microwave:</b> 1
<b>Golf Course:</b> Gleannloch Farms Golf Club	<b>Siding:</b> Brick,Cement Board

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## Fees & Taxes

<b>Tax Rate:</b> 2.5542	<b>Tax Amount:</b> 8352
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Clubhouse,Courtesy Patrol,Grounds,Recreational Facilities
<b>Other Mandatory Fee:</b> transfer/resale/Deed Restrictions,welcome fee	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 696.50	

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## Basics

<b>Baths Full:</b> 2	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	

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## Location Details



**Area:** 14

**School District:** 32 - Klein

**School Elementary:** FRANK ELEMENTARY SCHOOL

**School High:** KLEIN CAIN HIGH SCHOOL

**Geo Market Area:** Spring/Klein/Tomball

**Zip:** 77379

**County Or Parish:** Harris

**Directions:** CHampion Forest to Northpointe(near ball fields) to Edgeloch to Fernwillow. Turn right on Fernwillow. Home is in the eyebrow.

**School Middle:** DOERRE INTERMEDIATE SCHOOL

**Subdivision:** Gleannloch Farms Sec 22

**State:** Texas

**City:** Spring

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Exemptions:** Homestead

**Range Type:** Gas Range

**Legal Subdivision:** THE LAKE ESTATES GLEANNLOCH FARMS

**Master Planned Community YN:** 1

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

**Disposal:** 1

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

**Legal:** LT 11 BLK 1 GLEANNLOCH FARMS SEC 22

**DOM:** 4

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## Courtesy of

**List Office Name:** Compass RE Texas, LLC

