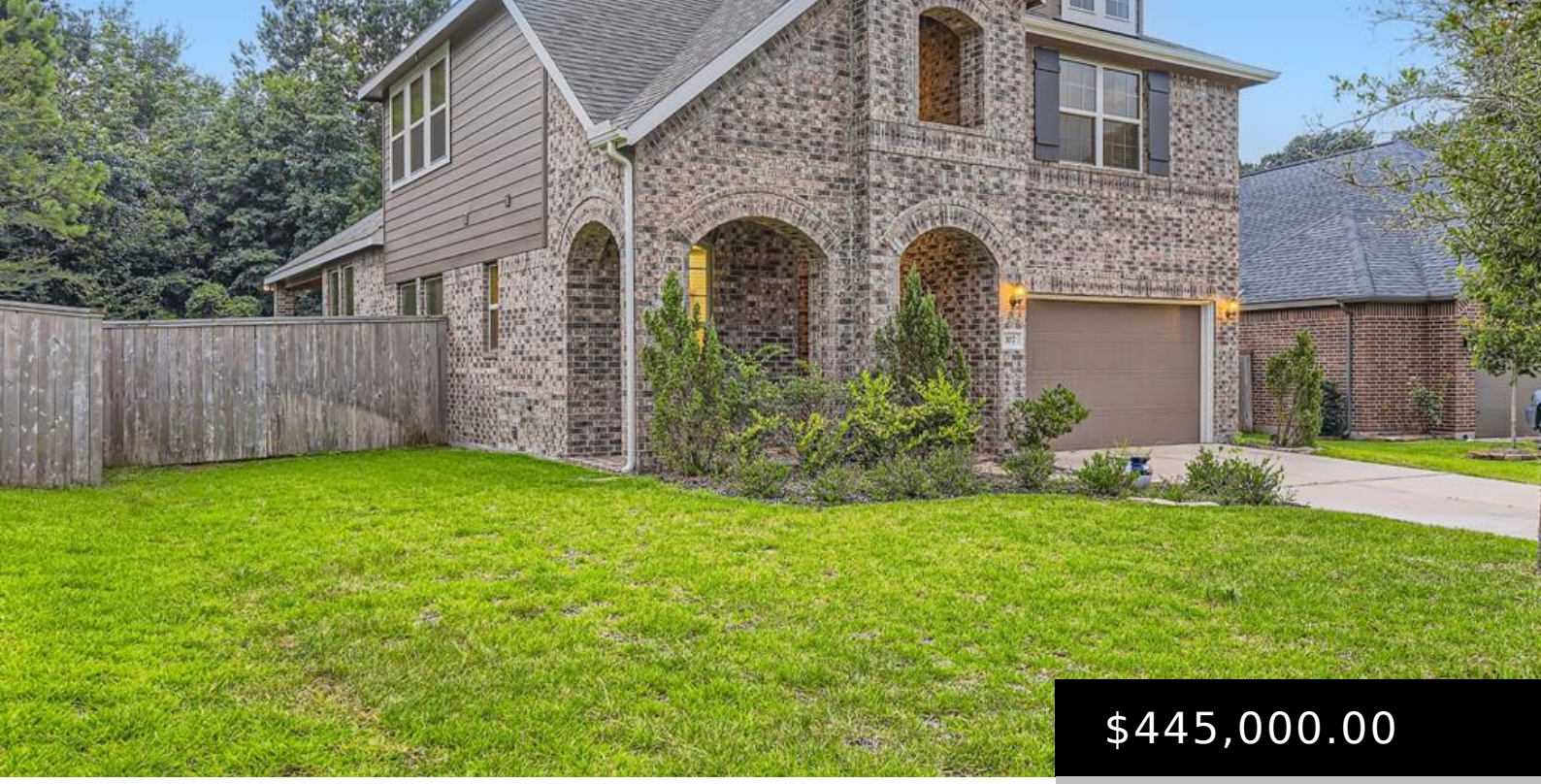


$445,000.00

## 107 ABERDEEN PINES CT, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

Location! Location! Location! Located in the heart of Wood Forest With ample access to walking trails, parks, aquatic center & other amenities. Welcome to this stunning home! As you step inside you’ll notice the open floor plan, seamlessly connecting the spacious living room to the kitchen, creating an ideal space for entertaining and everyday living. […]

## Rooms & Units Description

**Property title:** 107 Aberdeen Pines Montgomery Texas 77316

**Room Count:** 14

**Room Description:** Breakfast Room,Formal Dining,Gameroom Up,Living Area - 1st Floor,Living Area - 2nd Floor,Utility Room in House

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

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

**Master Planned Community:** Woodforest Development

**Photo Count:** 40

**HOA Mandatory:** 1

**Additional School:** STEWART ELEMENTARY SCHOOL (CONROE)

**Original List Price:** 445000.00

**Garage Dimension:** 18x22

## Property Details

**Parcel Number:** 9652-65-00800

**Lot Desciption:** Cul-De-Sac

**Style:** Traditional

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

**Price Sq Ft List:** 164.27

**Acres:** 0.2025

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Fully Fenced,Patio/Deck

**Interior:** Drapes/Curtains/Window Cover,High Ceiling

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Gas

**Energy:** Ceiling Fans

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Pantry,Walk-in Pantry

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 2.5118

**Tax Amount:** 8584

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 295

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** Head north on I-45 N. Take exit 81 for Farm to Market Rd. Merge onto N Fwy Service Rd. Use the right lane to take the ramp to I-45 S. Merge onto Farm to Market Rd 1488 W. Turn right onto Egypt Community Rd. Continue onto Sendera Ranch Dr. Turn right onto Woodforest Pkwy S. At the traffic circle, take the 1st exit onto Woodforest Blvd. Turn left onto Central Pine St. Turn left onto Sunrise Haven Dr. Turn left onto Aberdeen Pines Ct. Home on left.

**School Elementary:** STEWART ELEMENTARY SCHOOL (CONROE)

**School Middle:** PEET JUNIOR HIGH SCHOOL

**School High:** CONROE HIGH SCHOOL

**Subdivision:** Woodforest 65

**Geo Market Area:** Conroe Southwest

**State:** Texas

**Zip:** 77316

**City:** Montgomery

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

**Connections:** Washer Connections

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

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

**Range Type:** Gas Range

**Legal:** S965265 - WOODFOREST 65, BLOCK 1, LOT 8

**DOM:** 41

## Courtesy of

**List Office Name:** Orchard Brokerage