

$525,000.00

12940 N PUFFIN LN, WILLIS, TX 77318, USA

https://bunkerhillhomes.com

LAKE CONROE WATERFRONT in the Gated community of Pelican Bay, bright sunny mornings and relaxing afternoon shade. Boat dock with treated lumber decking and lift, Jet ski lift, covered back deck, recently replaced wooden/timber bulkhead, and a whole house generator. Enjoy the open water with boating excursions and the expansive views of the lake. This […]

Rooms & Units Description

Property title: 12940 Puffin Willis Texas 77318

Room Count: 9

Room Description: Breakfast Room,Family Room,Formal Dining,Home Office/Study,Kitchen/Dining Combo,Living/Dining Combo,Utility Room in House

Beds Max: 3

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Master Bath Desc: Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo,Vanity Area

Photo Count: 35

HOA Mandatory: 1

Original List Price: 525000.00

Key Map: 125D

Property Details

Parcel Number: 7849-02-02700

Lot Desciption: Subdivision Lot,Water View,Waterfront

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 298.63

Acres: 0.1263

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Controlled Subdivision Access,Covered Patio/Deck,Not Fenced,Patio/Deck,Side Yard,Sprinkler System

Interior: Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage,Tandem

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Generator,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Walk-in Pantry

Oven Type: Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Microwave: 1

Siding: Aluminum,Brick,Wood

Water Amenity: Boat Lift,Boat Slip,Bulkhead,Lake View,Lakefront,Wood Bulkhead, Boat Lift,Boat Slip,Bulkhead,Lake View,Lakefront,Wood Bulkhead

Fees & Taxes

Tax Rate: 2.2748

Tax Amount: 7387

Tax Year: 2021

Maint Fee Includes: Grounds,Limited Access Gates,Other,Recreational Facilities

Other Mandatory Fee: Transfer

Fee Other: 1

Fee Other Amount: 250+

Basics

Baths Full: 2

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 56 - Willis

Directions: Interstate 45 North, Exit 94 Farm to Market Road 1097 toward Willis, Turn Left onto FM 1097 West/West Montgomery Street, Turn Left onto Pelican Boulevard, Destination will be on your Left.

School Elementary: W. LLOYD MEADOR ELEMENTARY SCHOOL

School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL

School High: WILLIS HIGH SCHOOL

Subdivision: Pelican Bay

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77318

City: Willis

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Exclusions,Sellers Disclosure

Disposal: 1

Exclusions: See Exclusions Addendum

Exemptions: Homestead, Senior

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Electric Cooktop

Legal: PELICAN BAY 02, LOT 27

Legal Subdivision: PELICAN BAY

DOM: 1

Courtesy of

List Office Name: RE/MAX Universal