$575,000.00

## 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:** 675000.00

**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:** 327.08

**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

**Price Change Timestamp:** 2023-07-17T12:42:28.557

## 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:** 76

## Courtesy of

**List Office Name:** RE/MAX Universal