

$430,000.00

162 ELDERBERRY TRL, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

Welcome Home to Bonterra at Woodforest, an active 55+ community with a long list of amenities! This 2 bedroom 2 bath home is conveniently located on Elderberry Trail, just around the corner from the 10,000 square foot clubhouse, resort style pool and pickle ball courts. Inside you will find a home office/study, open living area, [...]

Rooms & Units Description

Property title: 162 Elderberry Montgomery Texas 77316

Room Count: 6

Room Description: Den,Home Office/Study,Living/Dining Combo,Utility Room in House

Beds Max: 2

Bed Room Description: 2 Bedrooms Down,All Bedrooms Down,Primary Bed - 1st Floor

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

Master Planned Community: Woodforest Development

Photo Count: 48

HOA Mandatory: 1

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Original List Price: 430000.00

Green Certification: Home Energy Rating/HERS

Key Map: 186J

Property Details

Parcel Number: 2659-00-10700

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Taylor Morrison

Price Sq Ft List: 221.19

Acres: 0.1291

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Engineered Wood,Tile

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Sprinkler System

Interior: Alarm System - Owned,Dryer Included,Fire/Smoke Alarm,High Ceiling,Refrigerator Included,Washer Included

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry

Oven Type: Gas Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Granite

Microwave: 1

Golf Course: Woodforest Golf Club at Fish Creek

Siding: Brick,Wood

Fees & Taxes

Tax Rate: 2.5118

Tax Amount: 8416

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Recreational Facilities

Other Mandatory Fee: Transfer Fee/Resale Certificate

Fee Other: 1

Fee Other Amount: 295/375

Basics

Baths Full: 2

Year Built Src: Appraisal District

Active Community 55 YN: 1

Location Details

Area: 39

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: From I45 take exit 87A toward FM 2854. Turn right onto FM 2854. Go 7.2 miles and take right side exit for Fish Creek Thoroughfare. Go 3 miles and then go left on Woodforest Pkwy N. At traffic circle, take 3rd exit onto Woodforest Blvd. Go straight onto Bonterra Blvd. Take a right onto S Claret Cup Ln, then left onto Elderberry Trail. House will be on the right.

School Elementary: STEWART ELEMENTARY SCHOOL (CONROE)

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Bonterra At Woodforest 01

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,Restricted

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

Disclosures: Estate,Mud,Sellers Disclosure

Disposal: 1

Exclusions: none

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Range

Legal: S265900 - BONTERRA AT WOODFOREST 01, BLOCK 4, LOT 14

DOM: 10

Courtesy of

List Office Name: Home Sweet Home RE Group