$1,389,000.00

## 2 EDGECLIFF PL, SPRING, TX 77382, USA

https://bunkerhillhomes.com

A luxurious retreat in the heart of The Woodlands’ prestigious Alden Bridge. Custom 5 bed, 5.5 bath home is situated on an expansive almost 1/2 acre lot. Mature trees ensure privacy. Dramatic entryway leads to living area with towering floor to ceiling windows and incredible views of a parklike setting. Arched doorways, custom molding, and […]

## Rooms & Units Description

**Property title:** 2 Edgecliff The Woodlands Texas 77382

**Room Count:** 12

**Room Description:** Breakfast Room,Den,Formal Dining,Formal Living,Gameroom Up,Home Office/Study,Utility Room in House

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

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

**Master Planned Community:** The Woodlands

**Photo Count:** 48

**Additional School:** MITCHELL INTERMEDIATE SCHOOL

**Original List Price:** 1389000.00

**Key Map:** 216N

## Property Details

**Parcel Number:** 9719-49-00700

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

**Style:** Traditional

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

**Price Sq Ft List:** 304.81

**Acres:** 0.4594

**Acres Desciption:** 1/4 Up to 1/2 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile,Wood

**Restrictions:** Deed Restrictions,Restricted, Deed Restrictions,Restricted

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Covered Patio/Deck,Exterior Gas Connection,Mosquito Control System,Outdoor Kitchen,Patio/Deck,Porch,Spa/Hot Tub,Sprinkler System

**Interior:** Alarm System - Owned,Balcony,Crown Molding,Drapes/Curtains/Window Cover,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Spa/Hot Tub

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage,Oversized Garage

**No Of Garage Cap:** 3

**Heat System:** Central Gas,Zoned

**Cool System:** Central Electric,Zoned

**Pool Private:** 1, Gunite,Heated,In Ground,Salt Water

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 2

**Energy:** Ceiling Fans,Digital Program Thermostat,Generator

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Island w/ Cooktop,Kitchen open to Family Room,Pantry,Under Cabinet Lighting,Walk-in Pantry

**Oven Type:** Convection Oven,Electric Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 2.0269

**Tax Amount:** 18428

**Tax Year:** 2022

**Fee Other:** 1

**Fee Other Amount:** Yes/150/Transfer Fee

## Basics

**Baths Full:** 5

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 15

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** From the Grand Parkway, north on Kuykendahl, left on Bay Branch, left on S Alden Bridge, left on Noble Bend Drive, left on Edgecliff.

**School Elementary:** BUCKALEW ELEMENTARY SCHOOL

**School Middle:** MCCULLOUGH JUNIOR HIGH SCHOOL

**School High:** THE WOODLANDS HIGH SCHOOL

**Subdivision:** Wdlnds Village Alden Br 49

**Geo Market Area:** The Woodlands

**State:** Texas

**Zip:** 77382

**City:** The Woodlands

## Miscellaneous

**Annual Maint Desc:** No

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions,Restricted

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Exclusions:** Washer/Dryer, Fish Light Fixture in Breakfast Room

**Range Type:** Gas Cooktop

**Legal:** WDLNDS VIL ALDEN BR 49, BLOCK 1, LOT 7

**DOM:** 6

## Courtesy of

**List Office Name:** BHGRE Gary Greene