

$435,000.00

## 227 ROSE GUM CT, WILLIS, TX 77318, USA

https://bunkerhillhomes.com

This highly-upgraded, single-story Chesmar gem awaits you in The Woodlands Hills. $30k in builder upgrades and $43k in seller upgrades: Bronco dual battery backups w/ solar panel charging Gutters w/ leaf filters Travertine rear patio Professional landscaping front/back Kohler walk-in jetted tub Spacious, modern floorplan. Blinds on every window enhance privacy and offer the option […]

## Rooms & Units Description

**Property title:** 227 Rose Gum Willis Texas 77318

**Room Count:** 13

**Beds Max:** 4

**Bed Room Description:** All Bedrooms Down

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

**Master Planned Community:** The Woodlands Hills

**Photo Count:** 47

**HOA Mandatory:** 1

**Original List Price:** 465000.00

## Property Details

**Parcel Number:** 9271-07-04300

**Lot Desciption:** Cleared,Greenbelt,Subdivision Lot

**Style:** Traditional

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

**Price Sq Ft List:** 163.17

**Acres:** 0.149

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

**Dwelling Type:** Free Standing

**Stories:** 1

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Roof:** Composition

**Foundation:** Slab

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

**No Of Garage Cap:** 2

**Heat System:** Central Electric

**Cool System:** Central Electric

**Energy:** Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulation - Blown Cellulose,Other Energy Features,Solar PV Electric Panels

**Kitchen Desc:** Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Under Cabinet Lighting,Walk-in Pantry

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Granite

**Microwave:** 1

**Siding:** Brick,Stone

## Fees & Taxes

**Tax Rate:** 3.224

**Tax Amount:** 12485

**Tax Year:** 2022

**Maint Fee Includes:** Clubhouse,Other,Recreational Facilities

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 300

## Basics

**Baths Full:** 3

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-19T15:19:03.793

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 56 - Willis

**Directions:** I-45 North to west on FM830 W. Right on Teralyn Hills Dr. Right on Cedrus Hills Trail. Right on Rose Gum Ct. Home is on the right.

**School Elementary:** W. LLOYD MEADOR ELEMENTARY SCHOOL

**School Middle:** ROBERT P. BRABHAM MIDDLE SCHOOL

**School High:** WILLIS HIGH SCHOOL

**Subdivision:** The Woodlands Hills

**Geo Market Area:** Lake Conroe Area

**State:** Texas

**Zip:** 77318

**City:** Willis

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

**Connections:** Electric Dryer Connections,Gas Dryer Connections

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Exclusions:** Chandelier in study.3trellises w/vines in backyard

**Exemptions:** Homestead,,,,Senior,

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

**Range Type:** Gas Cooktop

**Legal:** S927107 - THE WOODLANDS HILLS 07, BLOCK 1, LOT 43

**DOM:** 120

## Courtesy of

**List Office Name:** Southern Heritage Realty