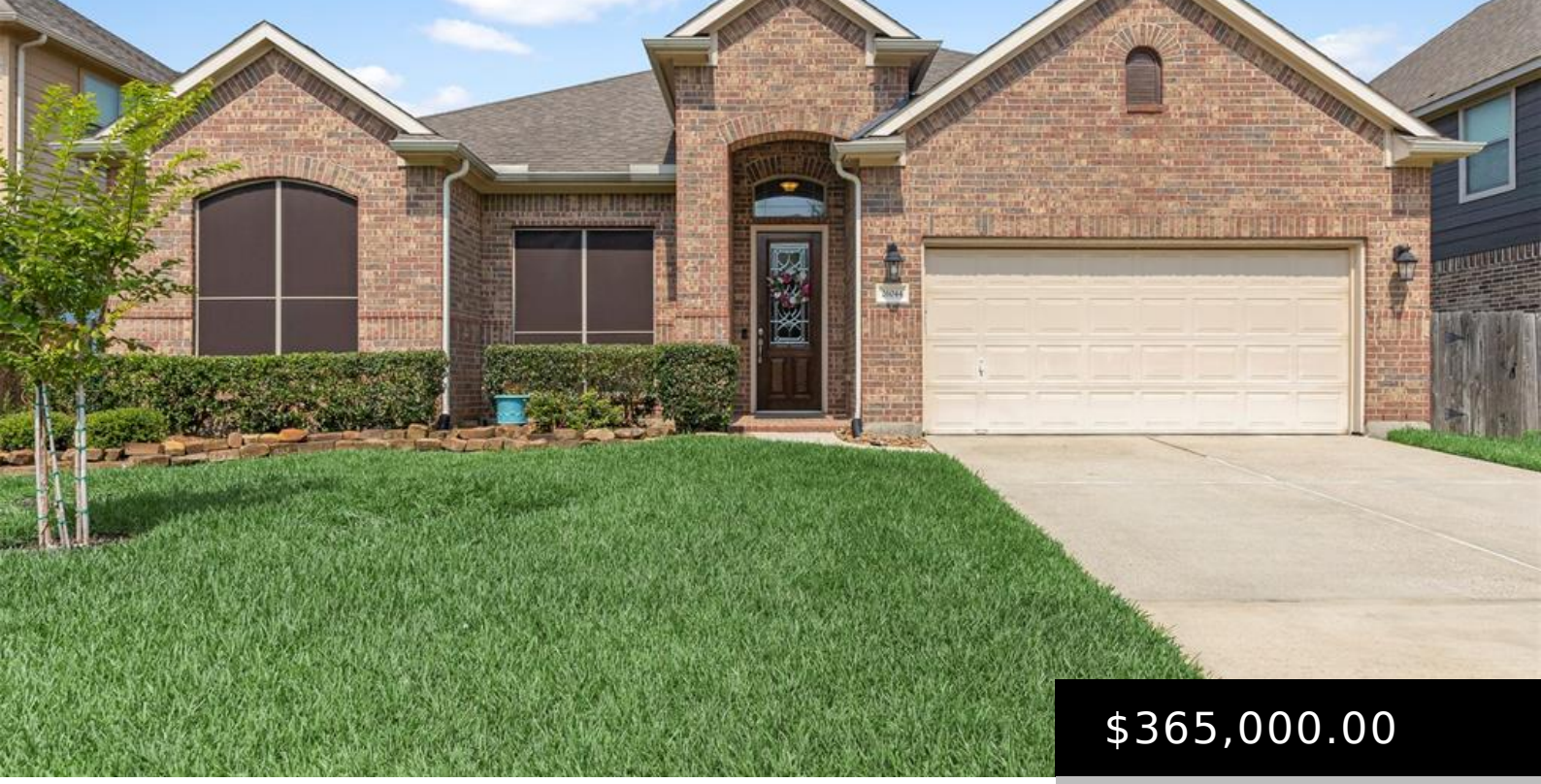


$365,000.00

## 26044 KINGSHILL DR, KINGWOOD, TX 77339, USA

https://bunkerhillhomes.com

Location, location, location…this beautiful well maintained 3 bedroom, 2 bath single story home sits in a very nice neighborhood near lots of amenities and fast access to Highway 59/Interstate 69 and Beltway 99. Just minutes from George Bush Intercontinental Airport. This home won’t last long.

## Rooms & Units Description

**Property title:** 26044 Kingshill Kingwood Texas 77339

**Room Count:** 8

**Room Description:** 1 Living Area,Breakfast Room,Family Room,Formal Dining,Home Office/Study,Utility Room in House

**Bed Room Description:** All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor

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

**Photo Count:** 23

**HOA Mandatory:** 1

**Original List Price:** 365000.00

**Key Map:** 296T

## Property Details

**Parcel Number:** 6424-02-02400

**Lot Desciption:** Subdivision Lot

**Style:** Ranch,Traditional

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

**Price Sq Ft List:** 133.41

**Acres:** 0.1515

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

**Dwelling Type:** Free Standing

**Stories:** 1

**Floors:** Carpet,Engineered Wood,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

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

**Interior:** Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Dry Bar,High Ceiling

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Double-Wide Driveway

**Garage Desc:** Tandem

**No Of Garage Cap:** 3

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Fireplace Description:** Gas Connections

**Fireplaces Number:** 1

**Energy:** Attic Vents,Ceiling Fans,Solar Screens

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

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Brick,Cement Board

## Fees & Taxes

**Tax Rate:** 3.0075

**Tax Amount:** 8731

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 250

## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

## Location Details

**Area:** 40

**County Or Parish:** Montgomery

**School District:** 39 - New Caney

**Directions:** From Houston take 59/69 N exit and turn right on Northpark Dr.; right on Kings Mill Forest; right on Kingshill Dr; house is on the left.

**School Elementary:** KINGS MANOR ELEMENTARY SCHOOL

**School Middle:** WOODRIDGE FOREST MIDDLE SCHOOL

**School High:** WEST FORK HIGH SCHOOL

**Subdivision:** Kings Mill 02

**Geo Market Area:** Kingwood West

**State:** Texas

**Zip:** 77339

**City:** Kingwood

## Miscellaneous

**Annual Maint Desc:** No

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

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

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

**Range Type:** Gas Cooktop

**Legal:** S642402 - KINGS MILL 02, BLOCK 2, LOT 10

**DOM:** 41



## Courtesy of

**List Office Name:** Jane Byrd Properties INTL.