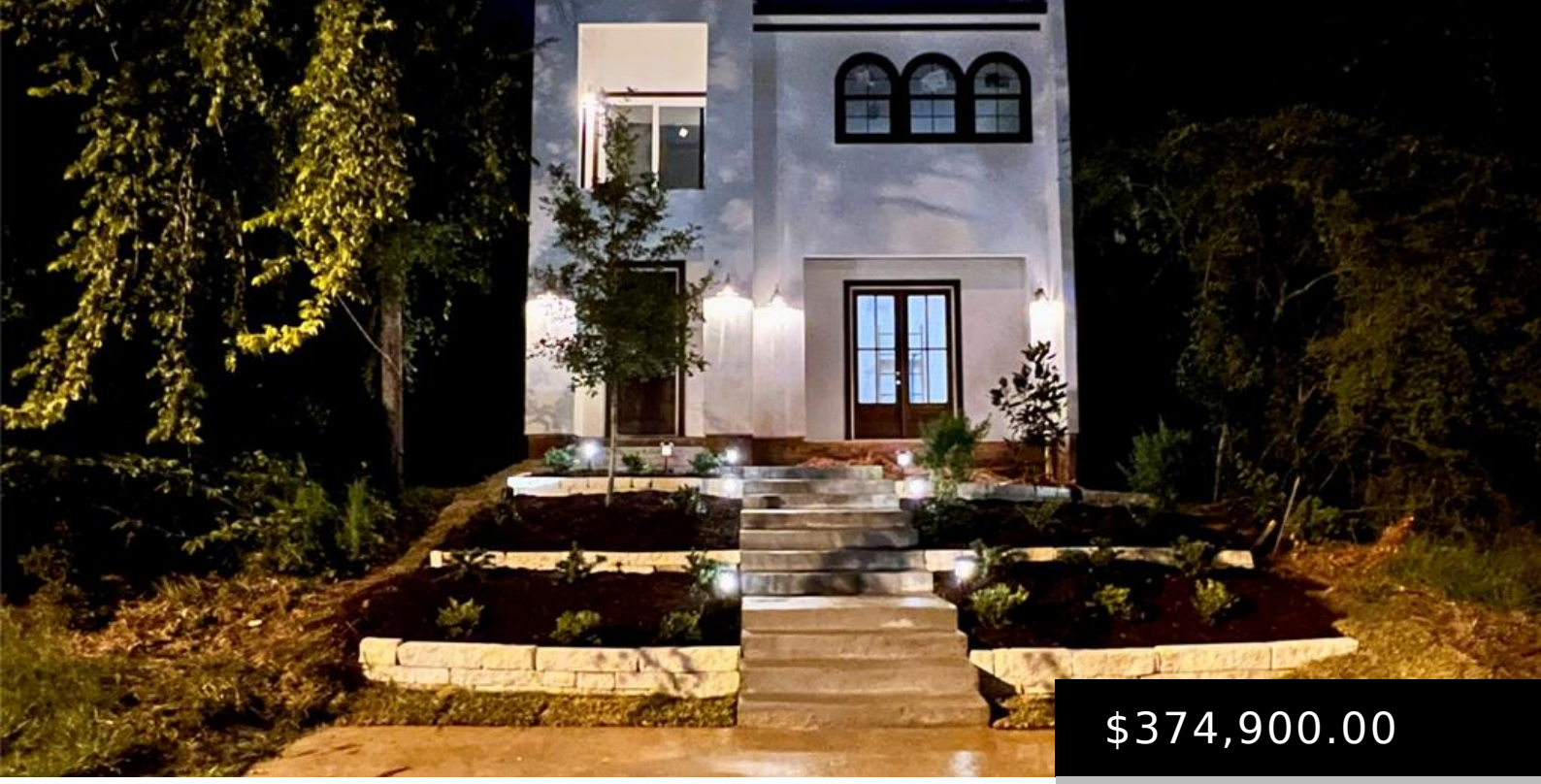


$374,900.00

3106 POE DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

TO BE BUILT!! Look At It!! This 2-story new construction located in the highly-renowned Walden on Lake Conroe subdivision is just minutes from all the restaurants on Lake Conroe and offers a neighborhood boat dock with all of the amenities surrounding it! Interior features include 3 generously sized bedrooms, a masterfully planned open-concept family room […]

Rooms & Units Description

Property title: 3106 Poe Montgomery Texas 77356

Room Count: 3

Room Description: Living Area - 1st Floor,Living/Dining Combo,Utility Room in House

Beds Max: 3

Bed Room Description: All Bedrooms Up,Primary Bed - 2nd Floor,Walk-In Closet

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

Photo Count: 6

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 374900.00

Key Map: 125S

Vac Rental: Allowed

Property Details

Parcel Number: 9455-05-07100

Lot Desciption: Cleared,In Golf Course Community,Subdivision Lot

Style: Mediterranean

List Type: Exclusive Right to Sell/Lease

Builder Name: Wahea Homes

Price Sq Ft List: 188.87

Acres: 0.0515

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: To Be Built/Under Construction

Stories: 2

Floors: Carpet,Tile,Vinyl Plank

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Balcony,Covered Patio/Deck,Patio/Deck,Porch,Private Driveway

Interior: Crown Molding,Dryer Included,Fire/Smoke Alarm,High Ceiling,Refrigerator Included,Split Level,Washer Included

Roof: Composition

Foundation: Slab

Garage Carport: Additional Parking

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,Insulation - Blown Fiberglass

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pot Filler

Oven Type: Gas Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Microwave: 1

Golf Course: Walden on Lake Conroe

Siding: Cement Board,Stucco

Fees & Taxes

Tax Rate: 2.0631

Tax Amount: 185

Tax Year: 2022

Maint Fee Includes: Grounds,Recreational Facilities

Other Mandatory Fee: Transfer

Fee Other: 1

Fee Other Amount: 300

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Completion Date: 2023-10-27

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From Montgomery: Head north on S Liberty St toward Eva St. Turn right at the 1st cross street onto TX-105 E/Eva St and continue 2.1 miles. Turn left onto Freeport Dr and continue 0.6 miles. Turn left onto Walden Rd and continue 4.7 miles. Turn right onto Poe Dr. Destination on your left in 0.3 miles.

School Elementary: MADELEY RANCH ELEMENTARY SCHOOL

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Subdivision: Walden 05

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Gas Dryer Connections,Washer Connections

Disclosures: No Disclosures

Disposal: 1

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

Range Type: Gas Cooktop

Legal: WALDEN 05, BLOCK 37, LOT 11

DOM: 94

Courtesy of

List Office Name: eXp Realty, LLC