

$269,000.00

## 4060 ERLINGTON BND TRCE, PORTER, TX 77365, USA

https://bunkerhillhomes.com

Discover the perfect blend of style and functionality in this charming single-story 3 bed, 2 bath home. Natural light floods the inviting family room, seamlessly connecting to the dining area for easy entertaining. The well-appointed kitchen features modern appliances and ample storage. The primary bedroom offers a tranquil retreat with a walk-in closet and en-suite [...]

## Rooms & Units Description

**Property title:** 4060 Erlington Bend Trace Porter Texas 77365

**Room Description:** Breakfast Room,Family Room,Formal Dining,Kitchen/Dining Combo,Living Area - 1st Floor

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

**HOA Mandatory:** 1

**Room Count:** 6

**Bed Room Description:** All Bedrooms Down

**Photo Count:** 32

**Original List Price:** 269000.00

## Property Details

**Parcel Number:** 3492-04-04600
**Style:** Traditional
**Builder Name:** Lennar
**Acres:** 0.1529
**Dwelling Type:** Free Standing
**Floors:** Tile
**Utility District:** 1
**Lot Desciption:** Subdivision Lot
**List Type:** Exclusive Right to Sell/Lease
**Price Sq Ft List:** 153.89
**Acres Desciption:** 0 Up To 1/4 Acre
**Stories:** 1
**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Patio/Deck,Porch,Sprinkler System
**Roof:** Composition
**Garage Desc:** Attached Garage
**Heat System:** Central Gas
**Energy:** Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated/Low-E windows,Radiant Attic Barrier
**Oven Type:** Gas Oven
**Water Sewer:** Water District
**Microwave:** 1
**Interior:** Dryer Included,Refrigerator Included,Washer Included
**Foundation:** Slab
**No Of Garage Cap:** 2
**Cool System:** Central Electric
**Kitchen Desc:** Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers
**Dishwasher:** 1
**Countertops:** Granite
**Siding:** Brick,Cement Board,Stone

## Fees & Taxes

**Tax Rate:** 3.1875
**Tax Year:** 2022
**Tax Amount:** 8058
**Maint Fee Includes:** Courtesy Patrol,Grounds,Recreational Facilities

## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

## Location Details

**Area:** 40

**County Or Parish:** Montgomery

**School District:** 39 - New Caney

**Directions:** From HWY 59 (I-69) NORTH, take Exit FM 1314 Porter/Conroe. On Right Hand side, turn RIGHT onto W. Ford Rd. (All Community Vet on corner and Motel). Keep straight onto Ford Road (2.6 miles). Bear LEFT on to Ricewood Drive. Turn FIRST LEFT onto Northwood Mill. Make RIGHT onto Erlington Bend Trace. House is on Right Hand side.

**School Elementary:** PORTER ELEMENTARY SCHOOL (NEW CANEY)

**School Middle:** NEW CANEY MIDDLE SCHOOL

**School High:** NEW CANEY HIGH SCHOOL

**Subdivision:** Country Colony 04

**Geo Market Area:** Porter/New Caney East

**State:** Texas

**Zip:** 77365

**City:** Porter

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Sellers Disclosure

**Disposal:** 1

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

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

**Range Type:** Gas Cooktop

**Legal:** S349204 - COUNTRY COLONY 04, BLOCK 1, LOT 46

**Legal Subdivision:** COUNTRY COLONY

**DOM:** 25

## Courtesy of

**List Office Name:** JLA Realty