$344,900.00

6246 WEDGEWOOD HLS DR, CONROE, TX 77304, USA

https://bunkerhillhomes.com

This beautifully designed, new construction home is located in the rolling hills of the family-friendly community of Wedgewood Forest in Conroe. This charming home offers a true retreat for the whole family with a picturesque, wooded lot just out back. No back neighbors! This spacious floor plan, known as the Mangosteen, includes a chef-ready kitchen […]

Rooms & Units Description

Property title: 6246 Wedgewood Hills Conroe Texas 77304

Room Count: 11

Room Description: Family Room,Gameroom Up,Living Area - 1st Floor,Utility Room in House

Bed Room Description: All Bedrooms Up,En-Suite Bath,Walk-In Closet

Master Bath Desc: Half Bath,Primary Bath: Shower Only,Secondary Bath(s): Tub/Shower Combo

Photo Count: 17

HOA Mandatory: 1

Additional School: GORDON-REED ELEMENTARY SCHOOL

Original List Price: 344900.00

Completed Construction Date: 2023-02-15

Property Details

Parcel Number: 9547-04-06000

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: LGI Homes

Price Sq Ft List: 167.75

Acres: 0.1304

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: Never Lived In

Stories: 2

Floors: Carpet,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Private Driveway,Sprinkler System,Subdivision Tennis Court

Interior: Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System,Refrigerator Included

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Heat Pump

Cool System: Central Electric

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry

Oven Type: Gas Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: Granite

Microwave: 1

Siding: Brick,Other,Stone,Wood

Fees & Taxes

Tax Rate: 2.774

Tax Amount: 929

Tax Year: 2022

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Location Details



Area: 19

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: Head North on 1-45, Exit and turn left on TX 105, Turn right on Wedgewood Pk, Turn left on White Spruce Dr, Property on left.

School Elementary: GORDON REED ELEMENTARY SCHOOL

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Wedgewood Forest

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77304

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

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

Disclosures: Other Disclosures

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: S954704 - WEDGEWOOD FOREST 04, BLOCK 2, LOT 5

DOM: 18

Courtesy of

List Office Name: LGI Homes