

$515,000.00

## 7174 EDGEWATER DR, WILLIS, TX 77318, USA

https://bunkerhillhomes.com

Luxurious upgrades adorn this home, featuring new light hardwood floors, new modern doors and white marble countertops throughout the home. Rare find with two large lots (over 1/2 acre), an oversized 4-car garage and workshop, and an approx 900 SF guest quarters above the garage. The main home offers 3 beds, 2 baths, game room, […]

## Rooms & Units Description

**Property title:** 7174 Edgewater Willis Texas 77318

**Room Count:** 12

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Down,Garage Apartment,Guest Suite,Living Area - 1st Floor,Living Area - 2nd Floor,Quarters/Guest House,Utility Room in House

**Beds Max:** 4

**Bed Room Description:** 1 Bedroom Up,En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

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

**Photo Count:** 29

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 525000.00

**Key Map:** 125M

## Property Details

**Parcel Number:** 8625-01-12600

**Lot Desciption:** Cleared

**Style:** Traditional

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

**Price Sq Ft List:** 154.10

**Acres:** 0.544

**Acres Desciption:** 1/2 Up to 1 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Laminate,Tile,Vinyl

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

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

**Interior:** High Ceiling,Split Level

**Roof:** Composition

**Foundation:** Slab

**Garage Apt Qtr SF:** 908

**Garage Carport:** Additional Parking,Auto Garage Door Opener,Double-Wide Driveway,Driveway Gate,RV Parking,Workshop

**Garage Desc:** Detached Garage

**No Of Garage Cap:** 4

**Heat System:** Central Gas

**Cool System:** Central Gas

**Pool Area:** 1

**Fireplace Description:** Wood Burning Fireplace

**Fireplaces Number:** 1

**Energy:** Ceiling Fans

**Kitchen Desc:** Breakfast Bar

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 2.3198

**Tax Amount:** 8088

**Tax Year:** 2021

**Maint Fee Includes:** Recreational Facilities

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 250

## Basics

**Baths Full:** 3

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-08-19T12:12:54.203

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 56 - Willis

**Directions:** I-45 N to FM 830 (Seven Coves Drive) to subdivision entrance on the left, to first right (Lakeshore), right on Montego Cove, left on Edgewater. Home is on the left.

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

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

**School High:** WILLIS HIGH SCHOOL

**Subdivision:** Seven Coves

**Geo Market Area:** Lake Conroe Area

**State:** Texas

**Zip:** 77318

**City:** Willis

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud,Owner/Agent,Sellers Disclosure

**Disposal:** 1

**Exclusions:** Ice Machine, Pool Table, Yamaha Waverunner, Garage

**Exemptions:** Homestead, Senior

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

**Range Type:** Electric Range

**Legal:** SEVEN COVES 01, BLOCK 5, LOT 45, 46

**DOM:** 14

## Courtesy of

**List Office Name:** RE/MAX Signature