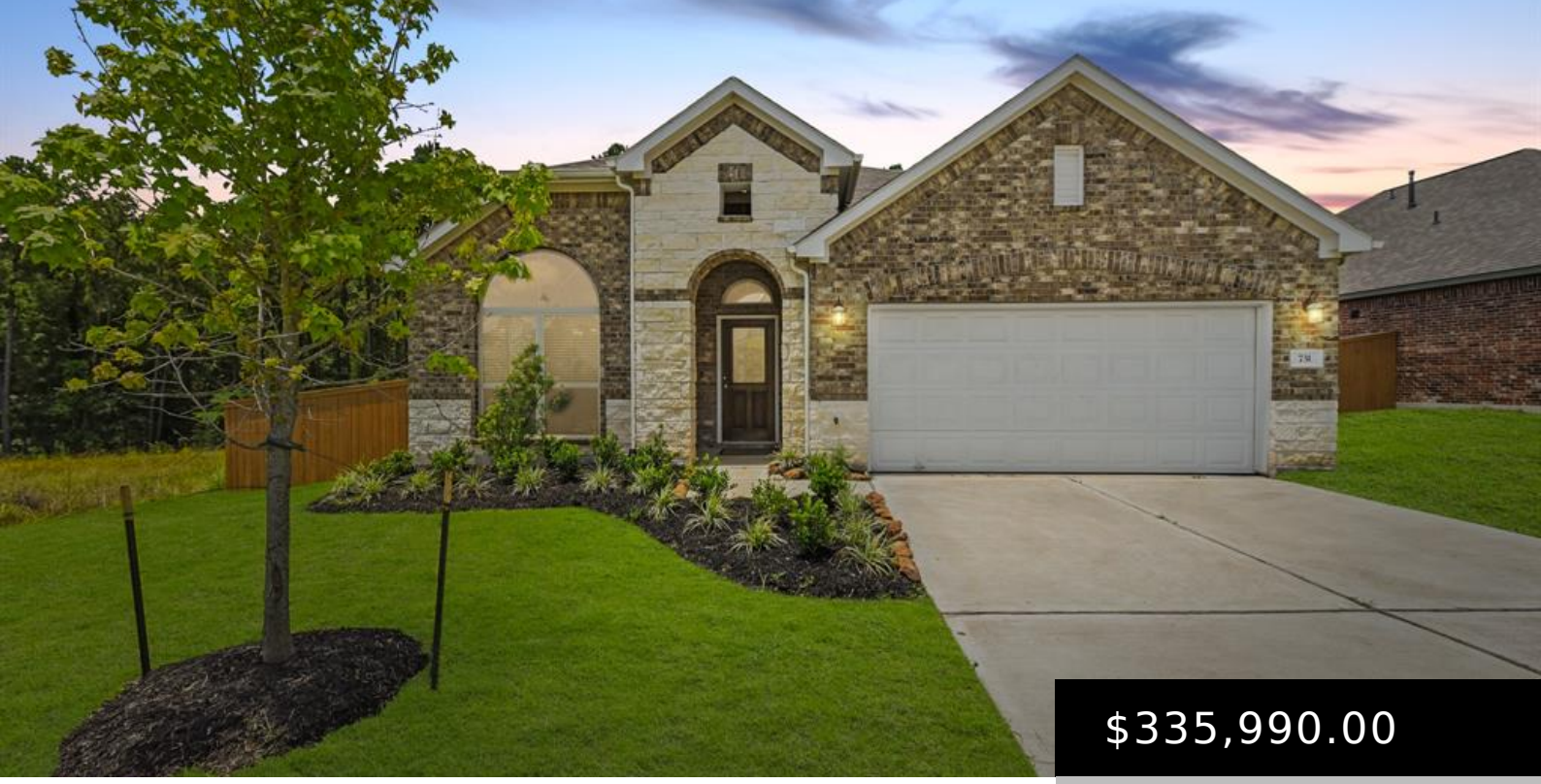


$335,990.00

## 731 WEDGEWOOD PK, CONROE, TX 11768, USA

https://bunkerhillhomes.com

Welcome home to 731 Wedgewood Park Ln! This stunning one-story Colina home boasts 2,032 sqft, 3 bedrooms, 2 bathrooms, and sits on a large 10,636 sqft Lot, with a COVERED PATIO, NO BACK NEIGHBORS, and is zoned to Conroe ISD. Don’t miss out on this gorgeous home with lots of beautiful upgrades, spacious home office, high ceilings, […]

## Rooms & Units Description

**Property title:** 731 Wedgewood Conroe Texas 77304

**Room Count:** 7

**Room Description:** 1 Living Area,Home Office/Study,Living/Dining Combo

**Bed Room Description:** All Bedrooms Down,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

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

**Photo Count:** 27

**HOA Mandatory:** 1

**Additional School:** GORDON-REED ELEMENTARY SCHOOL

**Original List Price:** 335990.00

**Green Certification:** Home Energy Rating/HERS,Other Energy Report,Other Green Certification

**Vac Rental:** Not Allowed

## Property Details

**Parcel Number:** 9547-00-01600

**Lot Desciption:** Greenbelt,Subdivision Lot

**Style:** Contemporary/Modern

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

**Builder Name:** Colina Homes

**Price Sq Ft List:** 165.35

**Acres:** 0.2442

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

**Dwelling Type:** Free Standing

**Stories:** 1

**Floors:** Carpet,Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Covered Patio/Deck,Fully Fenced,Porch,Subdivision Tennis Court

**Interior:** Alarm System - Owned,Drapes/Curtains/Window Cover,High Ceiling

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Cellulose,Other Energy Features,Radiant Attic Barrier

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room,Pantry

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Public Water

**Microwave:** 1

**Siding:** Brick,Cement Board,Stone

## Fees & Taxes

**Tax Rate:** 2.774

**Tax Amount:** 6423

**Tax Year:** 2022

## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** I-45 North, Exit 87A, Left on SH-105, 3.9 miles to right onto Wedgewood Park Dr. Sales office and model home is .2 miles on your 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:** Sellers Disclosure

**Disposal:** 1

**Exemptions:** Furniture

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

**Range Type:** Gas Range

**Legal:** S954700 - WEDGEWOOD FOREST 01, BLOCK 2, LOT 3

**DOM:** 48

## Courtesy of

**List Office Name:** eXp Realty, LLC