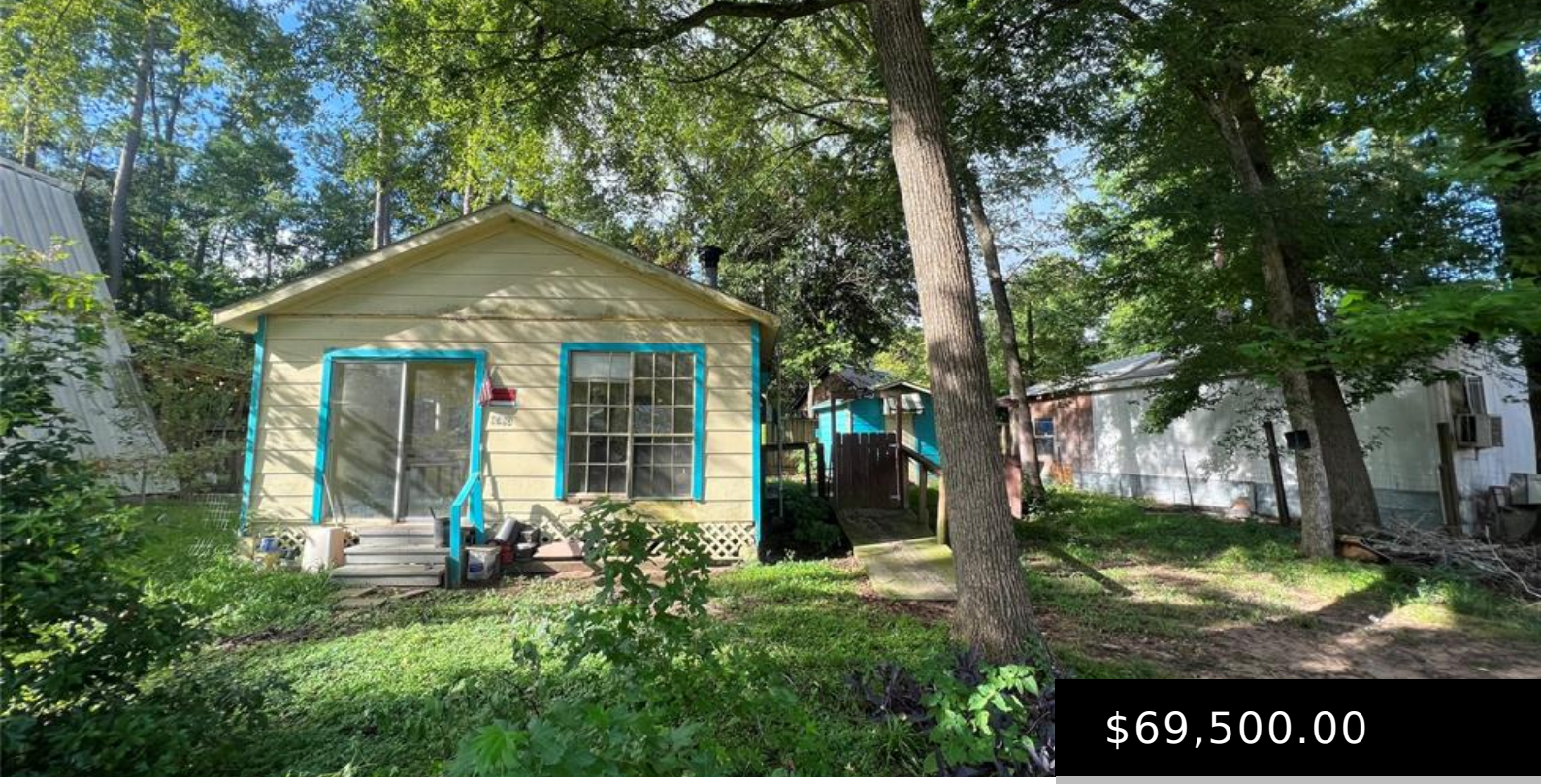


$69,500.00

## 9783 BLACK GUM, WILLIS, TX 77318, USA

https://bunkerhillhomes.com

This property has two lots being sold with the house. The house is on lot 9 and the shed is on lot 10. Great fixer upper for a weekend retreat or turn it into a rental house. Walnut Cove has access to Lake Conroe, has a community pool and playground.

## Rooms & Units Description

**Property title:** 9783 Black Gum Willis Texas 77318

**Room Count:** 3

**Room Description:** 1 Living Area

**Bed Room Description:** All Bedrooms Down

**Photo Count:** 6

**HOA Mandatory:** 1

**Original List Price:** 69500.00

**Key Map:** 96T

## Property Details

**Parcel Number:** 9462-01-49410
**Style:** Traditional
**Price Sq Ft List:** 112.10
**Acres Desciption:** 0 Up To 1/4 Acre
**Stories:** 1
**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Desciption:** Cleared
**List Type:** Exclusive Right to Sell/Lease
**Acres:** 0.0964
**Dwelling Type:** Free Standing
**Floors:** Vinyl

## Property Features

**Exterior:** Storage Shed
**Foundation:** Block & Beam
**Cool System:** No Cooling/Vent
**Water Sewer:** Public Sewer,Public Water

**Roof:** Composition
**Heat System:** No Heating
**Pool Area:** 1
**Siding:** Wood

## Fees & Taxes

**Tax Rate:** 1.7821
**Tax Year:** 2022
**Other Mandatory Fee:** Transfer Fee
**Fee Other Amount:** 350

**Tax Amount:** 1141
**Maint Fee Includes:** Clubhouse,Recreational Facilities
**Fee Other:** 1

## Basics

**Baths Full:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 56 - Willis

**Directions:** From Wilis take I45 north, exit Calvary Rd, go west on Calvary to a left on Amblewood, left on Canal, left on Arbor Oak, right on Blackgum property will be on the left.

**School Elementary:** PARMLEY ELEMENTARY SCHOOL

**School Middle:** LYNN LUCAS MIDDLE SCHOOL

**School High:** WILLIS HIGH SCHOOL

**Subdivision:** Walnut Cove 01

**Geo Market Area:** Lake Conroe Area

**State:** Texas

**Zip:** 77318

**City:** Willis

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Finance Available:** Cash Sale,Conventional

**Legal:** WALNUT COVE 01, BLOCK 12, LOT 9, 10

**DOM:** 26

## Courtesy of

**List Office Name:** Green & Associates Real Estate