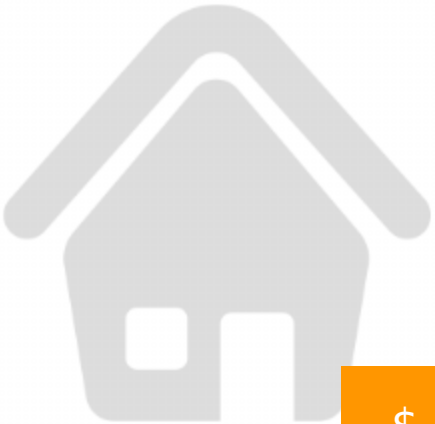


$ 1,195,000.00

# 1 SOUTHGATE

https://houston-re.com

Bring your family requiring lots of space for everyone!This 3-story traditional estate home in beautiful Grogan's Point sits on a .70 corner acre and exudes curb appeal.Hardwood & stone flooring flows thru most of the downstairs!Seller has completed many updates including interior & exterior paint, new Viking double ovens &...

1 Southgate

- 6 beds
- 5 baths
- Single-Family
- Active
- 5950 sq ft

## BASIC FACTS

**MLS #:** 70450208

**Date added:** 06/14/23

**Post Updated:** 2023-06-14 16:45:46

**Status:** Active

**Bedrooms:** 6

**Bathrooms:** 5

**Baths Full:** 5

**Area:** 5950 sq ft

**Lot size:** 30477 sq ft

**Year built:** 1986

**Year Built Src:** Appraisal District

## ROOMS & UNITS DESCRIPTION

**Room Count:** 16

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Shower Only,Secondary Bath(s): Tub/Shower Combo,Two Primary Baths,Vanity Area

## PROPERTY DETAILS

**Parcel Number:** 9728-45-02800

**Lot Desciption:** Corner,In Golf Course Community,Subdivision Lot

**Style:** Traditional

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

**Subdivision:** Wdlnds Village Grogans Ml 45

**Price Sq Ft List:** 200.84

**Acres:** 0.6997

**Dwelling Type:** Free Standing

**Stories:** 3

**Floors:** Carpet,Slate,Tile,Wood

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions,Restricted,Zoning

**Utility District:** 1

## PROPERTY FEATURES

**Exterior:** Back Yard Fenced,Fully Fenced,Outdoor Kitchen,Patio/Deck,Sprinkler System,Subdivision Tennis Court

**Interior:** 2 Staircases,Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Elevator Shaft,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Wet Bar

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Additional Parking,Auto Driveway Gate,Auto Garage Door Opener,Circle Driveway

**Garage Desc:** Attached Garage

**Heat System:** Central Gas,Zoned

**Cool System:** Central Electric,Zoned

**Pool Area:** 1

**Pool Private:** 1

**Fireplace Description:** Gaslog Fireplace,Wood Burning Fireplace

**Fireplaces Number:** 2

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Blown Fiberglass,North/South Exposure,Radiant Attic Barrier

**Kitchen Desc:** Breakfast Bar,Instant Hot Water,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers

**Oven Type:** Double Oven,Electric Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Compactor:** 1

**Microwave:** 1

**Siding:** Brick,Wood

## LOCATION DETAILS

**Area:** 15

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** Woodlands pkwy, left on Grogans Mill Road, right on S. millbend, right on Sawdust Rd, left on Grogans Point Road, left on Longspur Drive, home on corner of Southgate.

**School Elementary:** SAM HAILEY ELEMENTARY SCHOOL

**School Middle:** KNOX JUNIOR HIGH SCHOOL

**School High:** THE WOODLANDS COLLEGE PARK HIGH SCHOOL

## MISCELLANEOUS

**Annual Maint Desc:** No

**Realist Block:** Deed Restrictions,Restricted,Zoning

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

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Exclusions:** All TV's excluded, mounts remain.

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

**Finance Available:** Cash Sale,Conventional

**Range:** Deed Restrictions,Restricted,Zoning

**Legal:** WDLNDS VIL GROGANS ML 45, BLOCK 3, LOT 1

## FEES & TAXES

**Tax Amount:** $ 11,904.00

**Tax Year:** 2021

## COURTESY OF

**List Office Name:** BHGRE Gary Greene