

## 25226 CALHOUN CREEK

<https://houston-re.com>

Pelican Builders, one of Houston's renowned luxury home builders, is pleased to present their 3 story, D plan on a premium, reserve lot. Located just minutes from The Woodlands Mall, Market Street, and Hughes Landing, this gated enclave features 64 luxurious 2 and 3 story homes offering the perfect combination...

\$ 645,000.00

25226 Calhoun Creek

- 4 beds
- 4.1 baths
- Single-Family
- Pending
- 2827 sq ft



BASIC FACTS

|                                          |                                |
|------------------------------------------|--------------------------------|
| <b>MLS #:</b> 54368872                   | <b>Date added:</b> 06/14/23    |
| <b>Post Updated:</b> 2023-06-14 17:29:29 | <b>Status:</b> Pending         |
| <b>Bedrooms:</b> 4                       | <b>Bathrooms:</b> 4.10         |
| <b>Baths Full:</b> 4                     | <b>Baths Half:</b> 1           |
| <b>Area:</b> 2827 sq ft                  | <b>Lot size:</b> 3165 sq ft    |
| <b>Year built:</b> 2022                  | <b>Year Built Src:</b> Builder |

ROOMS & UNITS DESCRIPTION

|                      |                                                                                                                                 |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Room Count:</b> 9 | <b>Master Bath Desc:</b> Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------|

PROPERTY DETAILS

|                                                   |                                                   |
|---------------------------------------------------|---------------------------------------------------|
| <b>Parcel Number:</b> 9627-00-02600               | <b>Lot Description:</b> Greenbelt,Subdivision Lot |
| <b>Style:</b> Traditional                         | <b>List Type:</b> Exclusive Right to Sell/Lease   |
| <b>Subdivision:</b> The Reserve at Woodmill Creek | <b>Builder Name:</b> Pelican Builders             |
| <b>Price Sq Ft List:</b> 228.16                   | <b>Acres:</b> 0.0727                              |
| <b>Dwelling Type:</b> Free Standing               | <b>New Construction:</b> 1                        |
| <b>Stories:</b> 3                                 | <b>Floors:</b> Carpet,Engineered Wood,Tile        |
| <b>Restrictions:</b> Deed Restrictions,Restricted | <b>Utility District:</b> 1                        |



# PROPERTY FEATURES

**Exterior:** Back Green Space,Back Yard  
Fenced,Controlled Subdivision  
Access,Patio/Deck,Sprinkler System

**Roof:** Composition

**Garage Carport:** Auto Garage Door  
Opener,Double-Wide Driveway

**Heat System:** Central Gas,Zoned

**Pool Area:** 1

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

**Dishwasher:** 1

**Microwave:** 1

**Interior:** Fire/Smoke Alarm,High  
Ceiling,Prewired for Alarm System,Wired for  
Sound

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Cool System:** Central Electric,Zoned

**Energy:** Digital Program Thermostat,Energy  
Star Appliances,High-Efficiency  
HVAC,HVAC>13 SEER,Insulated/Low-E  
windows,Insulation - Batt,Tankless/On-  
Demand H2O Heater

**Oven Type:** Electric Oven

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

**Siding:** Cement Board,Stucco

# LOCATION DETAILS

**Area:** 15

**School District:** 11 - Conroe

**School Elementary:** SAM HAILEY  
ELEMENTARY SCHOOL

**County Or Parish:** Montgomery

**Directions:** I-45 North, West on Woodlands  
Parkway, Left on Grogans Mill, Right onto S  
Millbend, Left on Sawdust, Right at next light  
(Sawdust), Left at Panther Bend. Follow signs  
to The Reserve at Woodmill Creek.

**School Middle:** KNOX JUNIOR HIGH SCHOOL



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

**MISCELLANEOUS**

|                                                                                               |                                                               |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <b>Annual Maint Desc:</b> Mandatory                                                           | <b>Realist Block:</b> Deed Restrictions,Restricted            |
| <b>Connections:</b> Electric Dryer<br>Connections,Gas Dryer Connections,Washer<br>Connections | <b>Disclosures:</b> No Disclosures                            |
| <b>Disposal:</b> 1                                                                            | <b>Finance Available:</b> Cash<br>Sale,Conventional,VA        |
| <b>Range:</b> Deed Restrictions,Restricted                                                    | <b>Legal:</b> S962700 - WOODMILL CREEK 01,<br>BLOCK 1, LOT 26 |
| <b>Legal Subdivision:</b> OTHER - 77380                                                       | <b>Access:</b> Automatic Gate                                 |

**FEES & TAXES**

|                                                                                    |                                              |
|------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Maint Fee Includes:</b> Grounds,Limited<br>Access Gates,Recreational Facilities | <b>Other Mandatory Fee:</b> Transfer/Cap Fee |
| <b>Fee Other:</b> 1                                                                | <b>Fee Other Amount:</b> 350                 |

**COURTESY OF**

**List Office Name:** Douglas Elliman Real Estate

