

$ 645,000.00

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...

25226 Calhoun Creek

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

BASIC FACTS

MLS #: 54368872

Date added: 06/14/23

Post Updated: 2023-06-14 17:29:29

Status: Pending

Bedrooms: 4

Bathrooms: 4.10

Baths Full: 4

Baths Half: 1

Area: 2827 sq ft

Lot size: 3165 sq ft

Year built: 2022

Year Built Src: Builder

ROOMS & UNITS DESCRIPTION

Room Count: 9

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

PROPERTY DETAILS

Parcel Number: 9627-00-02600

Lot Desciption: Greenbelt,Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Subdivision: The Reserve at Woodmill Creek

Builder Name: Pelican Builders

Price Sq Ft List: 228.16

Acres: 0.0727

Dwelling Type: Free Standing

New Construction: 1

Stories: 3

Floors: Carpet,Engineered Wood,Tile

Restrictions: Deed Restrictions,Restricted

Utility District: 1

PROPERTY FEATURES

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

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

Roof: Composition

Foundation: Slab

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

Garage Desc: Attached Garage

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

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

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

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Microwave: 1

Siding: Cement Board,Stucco

LOCATION DETAILS

Area: 15

County Or Parish: Montgomery

School District: 11 - Conroe

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 Elementary: SAM HAILEY ELEMENTARY SCHOOL

School Middle: KNOX JUNIOR HIGH SCHOOL

School High: THE WOODLANDS COLLEGE PARK HIGH SCHOOL

MISCELLANEOUS

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted

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

Disclosures: No Disclosures

Disposal: 1

Finance Available: Cash Sale,Conventional,VA

Range: Deed Restrictions,Restricted

Legal: S962700 - WOODMILL CREEK 01, BLOCK 1, LOT 26

Legal Subdivision: OTHER - 77380

Access: Automatic Gate

FEES & TAXES

Maint Fee Includes: Grounds,Limited Access Gates,Recreational Facilities

Other Mandatory Fee: Transfer/Cap Fee

Fee Other: 1

Fee Other Amount: 350

COURTESY OF

List Office Name: Douglas Elliman Real Estate