



Townhouse/Condo Active

ML#: **78488140**
 Address: **62 Woodlily Place**
 Area: **15**
 Tax Acc #: **9042-00-04300**
 City/Location: **The Woodlands**
 County: **Montgomery**
 Market Area: **The Woodlands**
 Subdivision: **Stonecreek Courts Condo**
 Lot Size: **/ Appr Dist**
 Legal Desc: **STONECREEK COURTS
 CONDOMINIUM, BLDG 6A UNIT
 62**
 Lease Also: **No**

List Price: **\$275,000**
 Orig Price: **\$275,000**
 LP/SF: **\$180.68**
 DOM: **2**
 State: **Texas**
 Zip Code: **77382 - 1255**
 Key Map:
 Country: **United States**
 Section #: **0**
 SqFt: **1,522 / Appr Dist**
 Year Built: **2002 / Appr Dist**

Listing Firm: **Keller Williams Realty The Woodlands**
 Directions: **From Research Forest turn on Greenbridge, turn left on Northway, right into StoneCreek Courts, right on Wood Lily. Park by first set of mailboxes. Door is behind #61**

School Information

School District: **11 - Conroe** Elem: **POWELL ELEMENTARY SCHOOL (CONROE)**
 Middle: **MCCULLOUGH JUNIOR HIGH SCHOOL** High: **THE WOODLANDS HIGH SCHOOL**
 2nd Middle: **MITCHELL INTERMEDIATE SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional** # Unit Stories: **2** Bedrooms: **2/2**
 Type: **Townhouse** # Bldg Stories: **2** Baths F/H: **2/1**
 New Constr.: **No** Access: Builder Nm:
 Frt. Door Faces: Loft: **No** Efficiency: Appx Comp:
 Balcony Faces: Unit Level: **Levels 1 and 2**
 TREC Contract: **One to Four Family Residential** Pets Allowed:
 Garage: **2/Attached Garage** Carport:
 Parking: Lot Dimensions:

Physical Property Description:

Amazing Condo with 2 good size bedrooms, 2.5 baths with spacious living are with fireplace and lots of natural light, all windows with blinds, and neutral color through out. Open concept plus a little nook on 1st floor that can be use as a study or play area, open kitchen to family and breakfast room, with sliding doors to a covered patio deck to enjoy the back green space and no back neighbors!! Kitchen with great cabinet space, gas stove, double oven and granite countertops. Utility room in house on second floor. 2 car garage, quiet community, convenient location, zoned to exemplary Conroe ISD schools. ** NEW HVAC UNIT INSTALLED IN NOV 2023 ** Refrigerator, washer and dryer included.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Living Room	16 x 16	1st	Breakfast	15 x 12	1st
Kitchen	14 x 12	1st	Primary Bedroom	15 x 11	2nd
Bedroom	14 x 13	2nd	Extra Room	8 x 6	1st

Bathroom Desc: **Primary Bath: Double Sinks, Primary Bath: Tub/Shower Combo, Secondary Bath(s): Tub/Shower Combo**
 Bedroom Desc: **All Bedrooms Up**
 Room Desc: **1 Living Area, Breakfast Room, Kitchen/Dining Combo, Living Area - 1st Floor, Utility Room in House**
 Kitchen Desc: **Breakfast Bar, Kitchen open to Family Room**

Interior, Exterior, Utilities and Additional Information

Wash/Dry Conn: Dishwasher: **Yes** Compactor: Disposal: **Yes**
 Fireplace: **1/Gaslog Fireplace** Utility Dist: **Yes** Microwave: **Yes**
 Appliances: **Dryer Included, Refrigerator, Washer Included** Range: **Gas** Sep Ice Mkr:
 Oven: **Double Oven, Gas Oven** Flooring: **Carpet, Tile**
 Energy: **Attic Vents, Ceiling Fans, Digital Program Thermostat** Foundation: **Slab**
 Green/Energy Cert: Countertops: **Granite**
 Roof: **Composition** Prvt Pool: **No**
 Interior: **Alarm System - Owned, Fire/Smoke Alarm, High Ceiling, Window Coverings** Area Pool: **No**
 Exterior Constr: **Stone, Wood** Unit Loc: **On Corner, Wooded**
 Exterior: **Back Green Space** Cool: **Central Electric**
 Laundry Loc: Water/Sewer: **Public Sewer, Public Water, Water District**
 Waterfront Feat: Disclosures: **Mud, Sellers Disclosure**
 Heat: **Central Gas** Exclusions:

St Surf: **Concrete**

Sub Lake Access:

55+ Community: **No**

Mgmt. Company: **Yes / Principal Management Group Housto / 713-329-7100**

Financial Information

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

Maint. Fee: **Yes / \$235 / Monthly**

Maint Includes: **Grounds, Trash Removal**

Other Mand Fee: **Yes/100/Transfer Fee**

Taxes w/o Exemptions:

Tax Rate: **2.02**

Prepared By: Alejandra De La Campa

**Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form**

Date: 02/21/2024 3:23 PM

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