



## 3 Waterway Court # 2B

The Woodlands



## AN EXTRAORDINARY OPPORTUNITY. . .

LUXURIOUS WATERWAY LIVING IN THE WOODLANDS! This stunning 2nd-floor home offers 2 bedrooms, study, & HUGE terrace W/panoramic views of The Woodlands Waterway & Koi Pond. and NEW interior paint. Floor-to-ceiling windows flood the home w/natural light, gorgeous views of the Waterway from every room. Open-concept island kitchen w/granite counters, stainless steel appliances, flow into the dining and living areas. Living room w/gas log fireplace , TVs included. Owner's retreat w/two closets, one is a walk-in with double-height rods and built-ins. Primary bath w/separate vanity, soaking tub, & a walk-in shower. 2 assigned garage parking & large climate-controlled storage unit located across from the unit. Community amenities w/a pool, spa, grilling area, etc. Located in the heart of The Woodlands Town Center, walking distance to restaurants, concerts, The Woodlands Mall, Market Street, HEB, & movie theater. Easy access to I-45 this property combines luxury, and unbeatable location!







2 BEDROOMS

2 BATH

1541 SQFT

Scan here for a  
VIP Buyer's Experience:







LUXURY



### Antonia Grisanty

Luxury Home Specialist

Direct: 936-524-1396

Office: 936-262-6890

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2000 Hughes Landing Blvd 311, The Woodlands, TX 77380

Lic. # 795820

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## HOA HOMEOWNERS PERKS

### Two Waterway Condominium Three Waterway Court, The Woodlands, TX 77380 Homeowner Perks

No water bills

No gas bills

Electric charges for only the unit which is metered separately

Owners purchase Condominium insurance for personal contents and liability  
(most insurance policies are between \$700-\$800 per year at the owners cost)

Security of controlled access building and garage area

Parking and storage areas are part of the unit price and incur no extra monthly fees

Able to lock and leave for vacations knowing management staff will be on site in case of emergencies

Walk to all Town Center events (CWMP)

Able to walk to over 40 different restaurants located in Town Center and Hughes Landing

Two blocks away from movie theatre

Walking distance to The Woodlands Mall

Property managed by professional firm

Waterway views from all units

Popular viewing of over 100 koi fish

Two major hotels within a short distance from the condos for your guests if not staying with you.

Free Woodlands trolley system stops at Marriott Hotel with service to the mall, Hughes Landing, etc.



Thank you for showing our listing, and  
we look forward to working with you!

**Antonia Grisanty**





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## HOA EXTERIOR COVERAGE

### **Two Waterway Condominium Three Waterway Court, The Woodlands, TX 77380 Monthly Assessment Coverage - Outside the Building**

- Twice weekly cleaning of the pool and spa
- Repair of pool and spa when damaged
- Cleaning of the Gas Grill located in pool area
- Repair of grill when needed
- Cleaning and repair of pool patio and furniture
- Weekly maintenance of lawn, bushes and flowers
- Seasonal changes of flowers
- Maintenance of fences and railings
- Maintenance of 13 security cameras
- Maintenance of entry gates
- Control of access points into the building (fobs)
- Exterior window washing twice yearly
- Repair of any water leakage occurring outside the building
- Maintenance of common area air conditioning located on the rooftop
- Cleaning of garage area
- Disposal of trash in located in garage twice weekly
- Monthly pest control service



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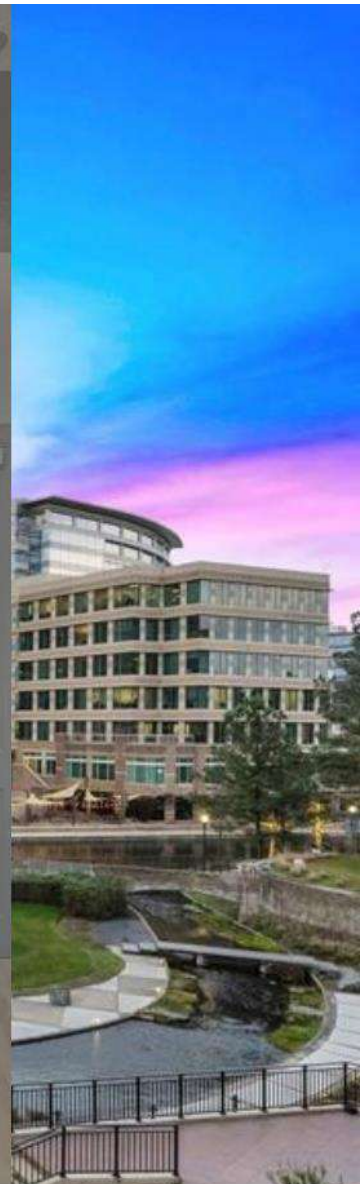
License# 795820



## HOA Interior Coverage

### Two Waterway Condominium Three Waterway Court, The Woodlands, TX 77380 Monthly Assessment Coverage - Inside the Building

Weekday cleaning of floors (common areas)  
Repair of common areas nicks, chips, etc.  
Changing common area air filters  
Maintenance and inspection of elevators  
All gas bills covered by the association  
All water bills covered by the association  
Maintenance and inspection of Fire Control Systems  
Inspection of water heater and air conditioning drains  
Inspection of dryer lint traps in building  
Maintenance of water pumps  
Maintenance of emergency generator and lighting  
Insurance coverage of building including as built policy for homeowners.  
Management enforcement of condominium documents and rules for all owners  
The common areas inside the building have recently been renovated to modernize the overall appearance within the building.

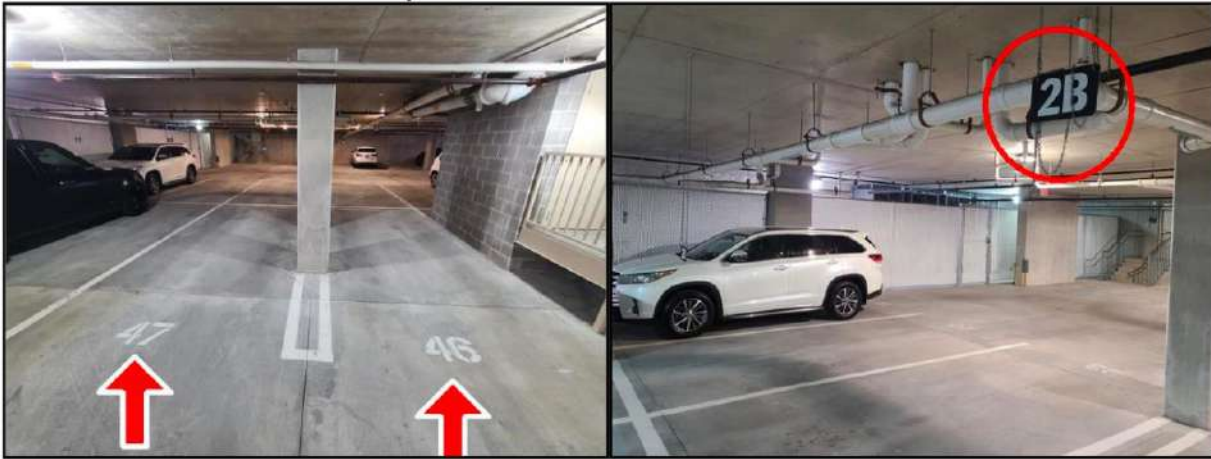


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**PARKING SPACES UNDERGROUND: Private and Assigned Parking Spaces Labeled 46 And 47**



**STORAGE UNIT: There is a storage room across the hallway from the condo unit (Labeled S-4)**







APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

**SELLER'S DISCLOSURE NOTICE**

CONCERNING THE PROPERTY AT 3 Waterway Court, 2b, The Woodlands, TX 77380  
 (Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? \_\_\_\_\_

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher	_____ Trash Compactor	<input checked="" type="checkbox"/> Disposal
<input checked="" type="checkbox"/> Washer/Dryer Hookups	<input checked="" type="checkbox"/> Window Screens	_____ Rain Gutters
_____ Security System	<input checked="" type="checkbox"/> Fire Detection Equipment	_____ Intercom System
	<input checked="" type="checkbox"/> Smoke Detector	
	_____ Smoke Detector-Hearing Impaired	
	<input checked="" type="checkbox"/> Carbon Monoxide Alarm	
	_____ Emergency Escape Ladder(s)	
_____ TV Antenna	<input checked="" type="checkbox"/> Cable TV Wiring	_____ Satellite Dish
<input checked="" type="checkbox"/> Ceiling Fan(s)	_____ Attic Fan(s)	_____ Exhaust Fan(s)
<input checked="" type="checkbox"/> Central A/C	<input checked="" type="checkbox"/> Central Heating	_____ Wall/Window Air Conditioning
<input checked="" type="checkbox"/> Plumbing System	_____ Septic System	_____ Public Sewer System
<input checked="" type="checkbox"/> Patio/Decking	<i>MU</i> <i>MU</i> <i>MU</i> <input checked="" type="checkbox"/> Outdoor Grill	_____ Fences
_____ Pool	_____ Sauna	_____ Spa _____ Hot Tub
_____ Pool Equipment	_____ Pool Heater	_____ Automatic Lawn Sprinkler System
_____ Fireplace(s) & Chimney (Wood burning)		_____ Fireplace(s) & Chimney (Mock)
_____ Natural Gas Lines		_____ Gas Fixtures
_____ Liquid Propane Gas: _____ LP Community (Captive) _____ LP on Property		
_____ Fuel Gas Piping: _____ Black Iron Pipe _____ Corrugated Stainless Steel Tubing _____ Copper		
Garage: _____ Attached _____ Not Attached _____ Carport		
Garage Door Opener(s): _____ Electronic <u>1</u> Control(s)		
Water Heater: _____ Gas <input checked="" type="checkbox"/> Electric		
Water Supply: _____ City _____ Well <input checked="" type="checkbox"/> MUD _____ Co-op		
Roof Type: _____ Age: _____ (approx.)		

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☐ No ☒ Unknown. If yes, then describe. (Attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?\* ☐ Yes ☐ No ☒ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): \_\_\_\_\_

\* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>No</u> Interior Walls	<u>No</u> Ceilings	<u>No</u> Floors
<u>No</u> Exterior Walls	<u>No</u> Doors	<u>No</u> Windows
<u>No</u> Roof	<u>No</u> Foundation/Slab(s)	<u>No</u> Sidewalks
<u>No</u> Walls/Fences	<u>No</u> Driveways	<u>No</u> Intercom System
<u>No</u> Plumbing/Sewers/Septics	<u>No</u> Electrical Systems	<u>No</u> Lighting Fixtures
<u>No</u> Other Structural Components (Describe): _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Improper Drainage	<u>N</u> Radon Gas
<u>N</u> Water Damage Not Due to a Flood Event	<u>N</u> Lead Based Paint
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Aluminum Wiring
<u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>N</u> Previous Fires
	<u>N</u> Unplatted Easements
	<u>N</u> Subsurface Structure or Pits
	<u>N</u> Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

\* A single blockable main drain may cause a suction entrapment hazard for an individual.



5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☒ No (if you are not aware). If yes, explain (attach additional sheets if necessary). \_\_\_\_\_

6. Are you (Seller) aware of any of the following conditions?\* Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Present flood insurance coverage

N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir

N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

N Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)

N Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))

N Located ☐ wholly ☐ partly in a floodway

N Located ☐ wholly ☐ partly in a flood pool

N Located ☐ wholly ☐ partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\*For purposes of this notice:

"100-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;

(B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and

(C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and

(B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?\* ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- Y Homeowners' Association or maintenance fees or assessments.
- Y Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- N Any lawsuits directly or indirectly affecting the Property.
- N Any condition on the Property which materially affects the physical health or safety of an individual.
- N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

HOA : \$1,070.98 / month

Town Center Owners Association : yearly

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.



Signature of Seller

Date

1/9/2025

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-0. This form replaces OP-H.



# **NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT**

The real property that you are about to purchase is located in Montgomery County Municipal Utility District No. 6 (the "District") and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.069814 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes approved by the voters, excluding refunding bonds that are separately approved by the voters, is:

- (i) \$30,075,000 for water, sewer, and drainage facilities.

The aggregate initial principal amount of all such bonds issued is:

- (i) \$14,575,000 for water, sewer, and drainage facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

In addition, the District is located in whole or in part in the boundaries of The Woodlands Township, a political subdivision of the State of Texas (the "Township"). The Township and the City entered into a Regional Participation Agreement that addresses, among other things, the procedures under which the area of the Township may be excluded from the extraterritorial jurisdiction of the City and thereafter be incorporated as a municipality. In the event of incorporation, the municipality may dissolve the District without its consent if the municipality complies with the procedures and requirements of Chapter 43, Texas Local Government Code, as amended.

The purpose of this District is to provide water, sewer, and drainage facilities and services. Subject to certain limitations, the District may also provide road, parks and recreational, and firefighting facilities and services. The cost of District facilities is not included in the purchase price of your property. The legal description of the property which you are acquiring is described in Exhibit "A" attached hereto and made a part hereof.

[SIGNATURES TO COMMENCE ON FOLLOWING PAGE]

Moises Saines, Seller

By: [Signature]

Name: Moises Saines

Title: Owner

1/2/2025  
Date

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for  
the State of T E X A S

(SEAL)



PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

\_\_\_\_\_, Purchaser

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Date

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for  
the State of T E X A S

(SEAL)