



Under Contract - Pending on Market

**\$1,395,000**

Call 7133771022 Today!

## 46 EAGLE TER, THE WOODLANDS, TX 77381

5 BEDS, 3 FULL & 2 HALF BATH(S)

Located on a quiet cul-de-sac in the Village of Cochran's Crossing, this beautifully updated home in the heart of The Woodlands with 5 full bedrooms and a primary suite down. Recent improvements include a new roof, windows, carpet, and solid oak hardwood flooring throughout the entire downstairs. Multiple living spaces feature a large enclosed TV / family games room and a stunning garden sunroom (conservatory) with double doors. Oversized backyard is a true retreat with a modern pool featuring new gunite surface, LED multi-color lighting, and travertine decking, plus an air-conditioned outdoor restroom and shower, new fencing, and a smart irrigation system. Other highlights include two-zone A/C and a convenient laundry chute. Walking distance to exemplary Galatas Elementary and walking distance to Cattail Park with tennis courts, soccer fields, and a dog park, proximity to The Woodlands Country Club, shopping, and dining.

### GENERAL DESCRIPTION

**Subdivision:** WdlnDs Village Cochrans Cr 22

**Property Type:** Single-Family

**Bedrooms:** 5-5

**Baths:** 3 Full & 2 Half

**Stories:** 2

**Garage:** 2 / Attached

**Style:** Traditional

**Year Built:** 1992

**Building Sqft:** 4,339 / Appraisal

**Master Planned Community:** The Woodlands

**Lotsize:** 15,858 / Appraisal District

**Market Area:** The Woodlands

**Key Map:** 216Y

**MLS# / Area:** 27434726 / 15



Presented By  
**Chad Sayles**

Walzel Properties - Spring

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Listing Broker  
**NB Elite Realty**

46 Eagle Ter, The Woodlands, TX 77381

Visit <https://www.har.com/27434726> for more information