

For Sale on Market

**\$425,000**

Call 7133771022 Today!

## SINGLE-FAMILY, 3 BEDS, 2 FULL BATH(S)

REDUCED! This beautiful home in the 55+ ACTIVE adult neighborhood of Ashley Greens is ready for new homeowners. Check out the RARE opportunity here with this excellent FLOOR PLAN, comfortable and efficient. This one story patio home, one of the largest in the neighborhood, includes 3 well-sized BEDROOMS & closets plus a study with French Doors and custom built-ins AND a formal DINING room. You will LOVE the HIGH CEILINGS throughout the open-concept \*DOUBLE ISLAND\* Kitchen, which opens to the Breakfast and Family Rooms. The "traffic patterns" of this home is EFFICIENT and includes gas logs in the fireplace for January and a large screened porch for peaceful, bug-free outdoor living the rest of the year too. Other important notables include the recent installation of a new roof and HVAC system, new carpeting and SOON, new neighborhood fencing coming by the HOA!

### GENERAL DESCRIPTION

**Subdivision:** Woodlands Village Alden Bridge 70

**Property Type:** Single-Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Garage:** 2 / Attached

**Style:** Ranch, Traditional

**Year Built:** 1999

**Building Sqft:** 2,595 / Appraisal District

**Master Planned Community:** The Woodlands

**Lotsize:** 8,124 / Appraisal District

**Market Area:** The Woodlands

**Key Map:** 216Q

**MLS# / Area:** 29513888 / 15



Presented By  
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Walzel Properties - Spring

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Visit <https://www.har.com/29513888> for more information