

For Sale on Market

**\$725,000**

Call 7138511631 Today!

## SINGLE-FAMILY, 4 BEDS, 3 FULL & 1 HALF BATH(S)

INVESTMENT OPPORTUNITY in the sought after area of Montgomery County & Tomball ISD! This home is nestled beneath towering trees on 12.6+ acres on a dead-end road. This beautifully wooded property offers great potential as the seller had started the process of subdividing the property. The home is ready for your TLC & updating ideas, plus potentially subdividing a portion of the acreage into 5 homesites! (Seller is willing to share all info with the new owner.) Sprawling porches welcome home to a nice floorplan. Multi-use rooms include the 2nd downstairs bedroom which could make a private home office & the study could be a 2nd dining room, library or sitting area. The upstairs bedrooms have private ensuites, separated by a large game room – the ideal set-up for homeschooling. The detached, oversized 3-car garage & carport sit beneath a 35x16 extra room. There is plenty of space for your projects, gardening, FFA/4-H projects, livestock, a future pool & workshop, along with your privacy.

### GENERAL DESCRIPTION

**Subdivision:** Walnut Grove

**Property Type:** Single-Family

**Bedrooms:** 4-4

**Baths:** 3 Full & 1 Half

**Stories:** 2

**Garage:** 3 / Detached

**Style:** Ranch

**Year Built:** 1994

**Building Sqft:** 3,172 / Appraisal District

**Lotsize:** 437,996 / Appraisal District

**Market Area:** Tomball

**Key Map:** 247S

**MLS# / Area:** 47700228 / 15



Get in touch  
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**CARSWELL**  
REAL ESTATE

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