

**For Sale** on Market

**\$767,000**

Call 7133771022 Today!

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

Welcome to this beautiful 2-story home on a 12,602 SF lot backing up to a private greenbelt with no rear neighbors! The backyard is a standout feature – designed for both everyday living and entertaining – with a pool and spa, waterfall feature, expansive decking, and a covered patio overlooking the private greenbelt! Inside, this 3,408 SF home boasts tall ceilings and an abundance of natural light. The layout includes two living areas, a formal dining space oriented toward the backyard, and a spacious kitchen with breakfast bar and casual seating area. Upstairs, a large flex room provides an ideal game room, media space, or secondary living area. Recent improvements include 2 new a/c's, newly refinished solid oak wood flooring, new carpet in bedrooms, and updated pool tile and plaster. The fully insulated and air-conditioned garage adds additional versatility. A rare opportunity to own a home with this lot size, setting, and outdoor experience!

### GENERAL DESCRIPTION

- Subdivision:** Wdlns Village Cochrans Cr 02
- Property Type:** Single-Family
- Bedrooms:** 4
- Baths:** 3 Full & 1 Half
- Stories:** 2
- Garage:** 2 / Detached
- Style:** Traditional
- Year Built:** 1984
- Building Sqft:** 3,416 / Appraisal District
- Master Planned Community:** The Woodlands
- Lotsize:** 12,602 / Appraisal District
- Market Area:** The Woodlands
- Key Map:** 217W
- MLS# / Area:** 73560683 / 15



**Presented By**  
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Walzel Properties - Spring

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Visit <https://www.har.com/73560683> for more information