

All Properties 360 Property View

64 Autumn Crescent, The Woodlands, Texas 77381-5161 Montgomery County

Listing



Single-Family	Active	
ML#:	49899714	List Price: \$2,875,000
Address:	64 Autumn Crescent	Orig Price: \$2,875,000
Area:	15	LP/SF: \$468.09
Tax Acc #:	9722-09-06100	DOM: 70 / 351
City/Location:	The Woodlands	State: Texas
County:	Montgomery	Zip Code: 77381 - 5161
Market Area:	The Woodlands	Key Map: 216Y
Subdivision:	WdlnDs Village Cochrans Cr 09	Country: United States
Lot Size:	37,409 / Appr Dist	Section #: 09
Lot Value:	No	SqFt: 6,142 / Seller
Master Planned:	Yes/The Woodlands	
Lease Also:	No	Year Built: 1991 / Appr Dist
Legal Desc:	S972209 - WDLNDS VIL COCHRANS CR 09, BLOCK 4, LOT 16	

Directions: **I-45, WOODLANDS PARKWAY, RIGHT ON COCHRANS CROSSING, RIGHT INTO HOLLYMEAD, HOUSE IS ON THE CORNER OF AUTUMN CRESCENT AND HOLLYMEAD.**

Next OH: **Public: Sun Dec 4, 1:00PM-3:00PM**

Listing Office Information

List Agent:	SEDERM/Michael G. Seder	List Broker:	RMXB05/RE/MAX The Woodlands & Spring
Agent Cell:			Request an Appointment
Agent Phone:	281-602-8820	Appt #:	713-977-7469 / ShowingTime
Address:	26203 Oakridge Dr, The Woodlands TX 77380	Office Phone:	281-602-8820
Alt Phone:	281-602-8824 / Assistant	PM #:	
List Agent Web:	http://www.mikeseder.com	Fax #:	
Agent Email:	seder@mikeseder.com	Office Web:	http://www.thewoodlands-spring.com
Licensed Supervisor:	PATRICIA J MANICOM		

School Information

School District:	11 - Conroe	Elem:	GALATAS ELEMENTARY SCHOOL
Middle:	MCCULLOUGH JUNIOR HIGH SCHOOL	High:	THE WOODLANDS HIGH SCHOOL
2nd Middle:	MITCHELL INTERMEDIATE SCHOOL		

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style:	Traditional	# Stories:	2	Bedrooms:	5/
Type:	Free Standing	Access:		Baths F/H:	5/1
New Constr.:	No	Appx Complete:		Builder Nm:	
Lot Dim:		Acres:	.859 / 1/2 Up to 1 Acre		
Frt. Door Faces:		Garage:	3/Attached Garage, Oversized Garage		
Gar/Car:		Carpport:			

Showing **Accompany, Appointment Required, Leave Business Card**

Instruct:

Agent Remarks:

ACCOMPANIED SHOWING ONLY. PLEASE SCHEDULE THROUGH SHOWING TIME. OFFER SUBMISSION INSTRUCTIONS UPLOADED TO DOCS.

Physical Property Description:

Completely remodeled home on nearly an acre lot in Hollymead! Located on a corner lot and walking distance to the Woodlands Country Club and Palmer Golf Course! Stunning curb appeal with a circular drive and covered front porch. Endless updates include a brand new roof and HVAC, Pella exterior doors and windows, Emtek door hardware, Madeval cabinetry, quartz counters, over 2,000 sf addition, pre-wired for security and surround sound, all new lighting, and much more! The sleek, open concept kitchen with all new Dacor appliances, waterfall island, vaulted beam ceiling, and under cabinet lighting, overlooks the dining and den with floor to ceiling brick fireplace; private study with built-ins; gorgeous sun room; owner's retreat and 2nd guest suite down; 3 bedrooms and game room up; oversized 3 car garage with epoxy floor; fabulous backyard with heated pool, spa, outdoor kitchen, and cedar pergola.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	15 x 21	1st	Bedroom	14 x 17	1st
Bedroom	17 x 11	2nd	Bedroom	13 x 17	2nd
Bedroom	13 x 16	2nd	Game Room	11 x 25	2nd
Kitchen	16 x 17	1st	Dining Room	11 x 22	1st
Family	24 x 31	1st	Home Office/Study	16 x 13	1st
Sunroom	16 x 19	1st	Extra Room	20 x 18	1st

Utility 8 x 9 1st

Bathroom Desc: Primary Bath: Double Sinks, Primary Bath: Separate Shower

Bedroom Desc: 2 Bedrooms Down, Primary Bed - 1st Floor

Room Desc: Family Room, Formal Dining, Gameroom Up, Home Office/Study, Sun Room, Utility Room in House

Kitchen Desc: Breakfast Bar, Island w/o Cooktop, Kitchen open to Family Room, Pantry, Under Cabinet Lighting

Interior, Exterior, Utilities and Additional Information

Microwave: Yes Dishwasher: Yes Compactor: Disposal: Yes
Fireplace: 1/Gaslog Fireplace Utility Dist: Yes Sep Ice Mkr:
Connect: Electric Dryer Connections, Gas Dryer Range: Gas Range
Energy: Thermostat, Tankless/On-Demand H2O Heater Flooring: Engineered Wood, Tile
Oven: Gas Oven Foundation: Slab
Green/Energy Cert: Countertops: quartz
Roof: Composition Prvt Pool: Yes/In Ground
Interior: Alarm System - Owned, Fire/Smoke Alarm, High Ceiling Area Pool:
Exterior Constr: Brick, Cement Board Waterfront Feat:
Exterior: Back Yard, Back Yard Fenced, Outdoor Kitchen, Patio/Deck, Porch, Spa/Hot Tub, Sprinkler System Water/Sewer: Water District
Lot Description: Corner, In Golf Course Community, Subdivision Lot Cool: Central Electric, Zoned
Heat: Central Gas, Zoned Golf Course Nm: Woodlands CC - Palmer Course
St Surf: Concrete Exclusions: see attached exclusion list
Restrictions: Restricted
Disclosures: Exclusions, Mud, Sellers Disclosure
55+ Community: No City/ETJ: HOUSTON ETJ
Sub Lake Access:
Mgmt Co./HOA Name: No List Type: Exclusive Right to Sell/Lease
List Date: 09/23/2022 Expire Date: T/Date: Bonus End:
Comp: SubAgt: 3% Buyer Agent: 3% Bonus: Var/Dual Rt: No

Financial Information

1st Assumable: Finance Cnsdr: Cash Sale, Conventional, FHA, VA
Ownership Type: Vac Rental:
Maint. Fee: No Maint Includes:
Other Mand Fee: Yes/200/township transfer fee Exemptions: non exempt
Taxes w/o Exemptions: \$25,144/2021 Tax Rate: 2.2784
Loss Mitigation: Auction: Online Bidding:

Prepared By: Albert Wade

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 12/02/2022 2:33 PM

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Tax

Owner Information

Owner Name: Lake Tahoe Bound Llc 64 Autumn Owner Name 2: Series Crescent
Carrier Route: R055 Owner Occupied: No
Tax Billing City & State: Tomball Tx Tax Billing Address: 25420 Kuykendahl Rd
Tax Billing Zip+4: 3405 Tax Billing Zip: 77375

Location Information

Subdivision: WdInds Village Cochrans Cr 09 School District Name: Conroe ISD
Township: The Woodlands MLS Area: 15
Market Area: THE WOODLANDS MLS Sub Area: 216Y
Census Tract: 691000 Neighborhood Description: VOCC 9-96040.0

Estimated Value

RealAVM: \$2,718,900 Estimated Value Range High: \$3,031,800
Estimated Value Range Low: \$2,406,000 Value As Of: 11/14/2022
Confidence Score: 81 Forecast Standard Deviation: 12

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data.

and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the level of dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that a value has a statistical degree of certainty.

Tax Information

Parcel ID:	9722-09-06100	Parcel ID:	97220906100
Lot #:	16	Block #:	4
% Improved:	81%	Tax Area:	GMO
M.U.D. Information:	M47		
Legal Description:	S972209 - WDLNDS VIL COCHRANS CR 09, BLOCK 4, LOT 16		

Assessment & Taxes

Assessment Year	2022	2021	2020
Assessed Value - Total	\$1,187,870	\$1,103,560	\$897,840
Assessed Value - Land	\$220,000	\$51,340	\$51,340
Assessed Value - Improved	\$967,870	\$1,052,220	\$846,500
YOY Assessed Change (\$)	\$84,310	\$205,720	
YOY Assessed Change (%)	8%	23%	
Market Value - Total	\$1,187,870	\$1,103,560	\$897,840
Market Value - Land	\$220,000	\$51,340	\$51,340
Market Value - Improved	\$967,870	\$1,052,220	\$846,500
Tax Year	2022	2021	2020
Total Tax	\$25,909	\$24,070	\$20,456
Change (\$)	\$1,839	\$3,614	
Change (%)	7.64%	17.67%	

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Montgomery County	\$4,850.07	Estimated	.4083
Montgomery Co Hospital	\$673.52	Estimated	.0567
Lone Star College	\$1,280.52	Estimated	.1078
Montgomery Co. Mud #47	\$2,485.62	Estimated	.20925
Conroe ISD	\$13,969.35	Estimated	1.176
The Woodlands Township	\$2,650.14	Estimated	.2231

Characteristics

Land Use - CoreLogic:	Sfr	Land Use - County:	Sgl-Fam-Res-Home
Land Use - State:	Sgl-Fam-Res-Home	Lot Acres:	0.8840
Lot Sq Ft:	38,508	# of Buildings:	2
Building Type:	Single Family	Building Sq Ft:	4,245
Gross Sq Ft:	5,050	Above Gnd Sq Ft:	4,245
Ground Floor Sq Ft:	2,998	2nd Floor Sq Ft:	1,247
Stories:	2.0	Condition:	Excellent
Total Baths:	4	Full Baths:	3
Half Baths:	1	Fireplace:	Y
Fireplaces:	1	Cooling Type:	Central
Heat Type:	Central	Porch:	Open Concrete/Masonry
Porch Sq Ft:	16	Patio Type:	Concrete/Masonry Patio
Patio/Deck 1 Area:	400	Patio/Deck 2 Area:	72
Parking Type:	Attached Brick Garage	Garage Type:	Attached Garage
Garage Capacity:	0	Garage Sq Ft:	805
Roof Material:	Composition Shingle	Interior Wall:	DRYWALL
Floor Covering Material:	CARPET	Foundation:	Slab
Exterior:	Brick Veneer	Year Built:	1991
Effective Year Built:	2004		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
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Attached Brick Garage	S	805	1991
Main Area	S	2,998	1991
Main Area 2nd Flr	S	1,247	1991
Masonry Patio	S	400	1991
Open Masonry Porch	S	16	1991
Open Masonry Porch	S	72	1991
Open Masonry Porch	S	380	1991
Open Masonry Porch	S	430	1991

Parcel Map

