

UPGRADES & FEATURES

11731 Oakwood Ranch Drive, Willis, Texas

77378-9906 Montgomery County

4 Beds | 2.5 Baths | 2,676 sqft



WHAT YOU'LL LOVE

Home & Property

- Private 3/4-acre homesite with direct lake access right in the backyard
- Wooded, natural setting that feels like a private retreat
- High ceilings throughout
- Quartz countertops in kitchen and all bathrooms
- Covered patio/deck for outdoor living
- Drapes/window coverings convey
- Energy-efficient features: ceiling fans, high-efficiency HVAC, insulated Low-E windows

Area

- Quiet, established neighborhood with paved streets, underground utilities, and large 3/4-acre homesites
- Zoned to Willis ISD
- Convenient shopping nearby: H-E-B, Kroger Marketplace, and The Market at Willis Shopping Center off I-45
- Easy I-45 access for commuting toward Conroe/The Woodlands

PROPERTY CONDITION

- Built 2021
- Roof, HVAC, and water heater all approximately 2.5 years old
- Central electric heating and cooling
- Septic tank system (no municipal sewer)
- Exterior: brick and other materials
- Garbage disposal included

UPGRADES

- Lot cleared and leveled for improved usability and curb appeal
- Improved side access for easier canoe access to the lake
- Custom accent wall added in the living room