

$1,300,000.00

## 10985 BLUE BELL DR, WILLIS, TX 77318, USA

https://bunkerhillhomes.com

Motivated Seller on this Lake Conroe waterfront property with 3 acres! Seller out of state move is forcing sale on this stunning estate featuring a 4 bed + media room 2.5 bath main home with a 1500 sq ft 3 bed 1 bath guest house that is fully finished with kitchen, laundry, new LVP flooring [...]

## Rooms & Units Description

**Property title:** 10985 Blue Bell Willis Texas 77318

**Room Count:** 7

**Room Description:** 1 Living Area,Formal Dining,Guest Suite w/Kitchen,Kitchen/Dining Combo,Living Area - 1st Floor,Media,Quarters/Guest House,Utility Room in House

**Beds Max:** 7

**Bed Room Description:** 1 Bedroom Up,2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Two Primary Baths

**Photo Count:** 36

**Guest House Sq Ft Source:** Seller

**Subdivision Lake Access YN:** 1

**Original List Price:** 1400000.00

**Key Map:** 126P

**Vac Rental:** Allowed

## Property Details

**Parcel Number:** 0007-07-05220

**Lot Desciption:** Cul-De-Sac,Water View,Waterfront

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 442.18

**Acres:** 3

**Acres Desciption:** 2 Up to 5 Acres

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Laminate,Tile

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions,Horses Allowed, Deed Restrictions,Horses Allowed

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Patio/Deck,Storage Shed,Workshop

**Interior:** Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System

**Roof:** Composition

**Foundation:** Slab on Builders Pier

**Garage Carport:** Additional Parking,Boat Parking,RV Parking,Workshop

**Garage Desc:** Detached Garage,Oversized Garage

**No Of Garage Cap:** 4

**Heat System:** Propane

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Walk-in Pantry

**Oven Type:** Double Oven,Electric Oven

**Dishwasher:** 1

**Water Sewer:** Aerobic,Septic Tank,Well

**Compactor:** 1

**Microwave:** 1

**Siding:** Cement Board

**Water Amenity:** Boat House,Boat Lift,Bulkhead,Lake View,Lakefront, Boat House,Boat Lift,Bulkhead,Lake View,Lakefront

## Fees & Taxes

**Tax Rate:** 1.7821

**Tax Amount:** 14768

**Tax Year:** 2022

**Maint Fee Includes:** Grounds,Recreational Facilities

## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-10T10:18:05.500

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 56 - Willis

**Directions:** From Woodlands PKWY, Turn Left onto N I-45 Frontage Rd, Merge onto I-45, Exit 92 onto FM-830, Turn left onto FM-830 towards Seven Coves, Turn left onto Blue Bell Dr, Road to home will be on Right and then home down driveway on Right.

**School Elementary:** LAGWAY ELEMENTARY SCHOOL

**School Middle:** ROBERT P. BRABHAM MIDDLE SCHOOL

**School High:** WILLIS HIGH SCHOOL

**Subdivision:** Elijah Collard Surv A-7

**Geo Market Area:** Lake Conroe Area

**State:** Texas

**Zip:** 77318

**City:** Willis

## Miscellaneous

**Annual Maint Desc:** Voluntary

**Realist Block:** Deed Restrictions,Horses Allowed

**Connections:** Electric Dryer Connections,Washer Connections

**Disclosures:** Sellers Disclosure

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional

**Range Type:** Electric Cooktop

**Legal:** A0007 COLLARD E, TRACT LT 52-A BLUEBELL, ACRES 3.000

**DOM:** 34

## Courtesy of

**List Office Name:** Real Broker, LLC

