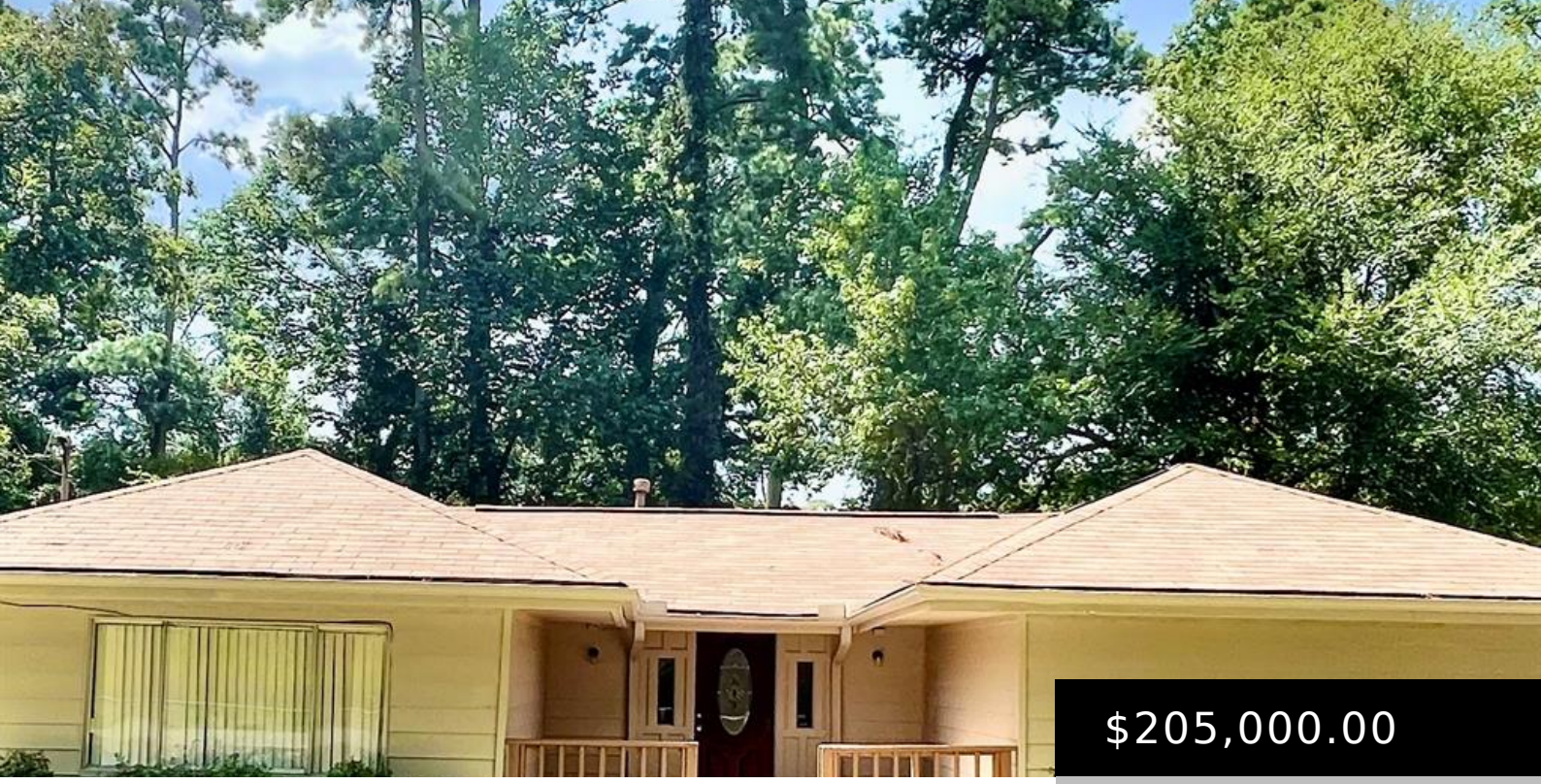


$205,000.00

1202 YELLOWSTONE RIVER RD, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

This charming 3 bedrm/2 bath home is nestled in the Lake Conroe Forest subdivision located in the highly sought after school district of Montgomery ISD and directly across from Lake Conroe. You can live within walking distance from several fishing lakes in LCF and have all the convienances of shopping/resturants outside of the neighborhood. This [...]

Rooms & Units Description

Property title: 1202 Yellowstone River Conroe Texas 77316

Room Count: 4

Room Description: Breakfast Room,Family Room,Utility Room in House

Bed Room Description: All Bedrooms Down

Master Bath Desc: Primary Bath: Shower Only,Secondary Bath(s): Tub/Shower Combo

Photo Count: 27

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 205000.00

Key Map: 155J

Property Details

Parcel Number: 6580-03-16000

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 174.32

Acres: 0.45

Acres Desciption: 1/4 Up to 1/2 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Fully Fenced,Patio/Deck,Porch,Storage Shed

Interior: Fire/Smoke Alarm

Roof: Composition

Foundation: Pier & Beam

Garage Carport: Additional Parking,Boat Parking,Driveway Gate,RV Parking

Heat System: Central Gas

Cool System: Central Electric

Energy: Ceiling Fans,Digital Program Thermostat

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry

Oven Type: Freestanding Oven

Dishwasher: 1

Water Sewer: Aerobic,Public Water

Siding: Cement Board,Wood

Fees & Taxes

Tax Rate: 2.0805 **Tax Amount:** 2280

Tax Year: 2022 **Maint Fee Includes:** Clubhouse,Recreational Facilities

Basics

Baths Full: 2 **Year Built Src:** Appraisal District

Location Details

Area: 39 **County Or Parish:** Montgomery

School District: 37 - Montgomery **Directions:** Take HWY 105 West to Tejas road. Make a left at light into Lake Conroe Forest. Take right at Apache then left on Shawnee and follow to Yellowstone River Road and make a right. Home is on left sitting between three lots

School Elementary: KEENAN ELEMENTARY SCHOOL **School Middle:** OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL **Subdivision:** Lake Conroe Forest 03

Geo Market Area: Lake Conroe Area **State:** Texas

Zip: 77316 **City:** Conroe

Miscellaneous

Annual Maint Desc: Mandatory **Realist Block:** Deed Restrictions

Disclosures: Sellers Disclosure **Disposal:** 1

Range Type: Electric Range **Legal:** LAKE CONROE FOREST 03, BLOCK 54, LOT 39, 40

DOM: 9

Courtesy of



List Office Name: eXp Realty, LLC