

$2,425,000.00

12316 OAK BEND CIR, CONROE, TX 77304, USA

https://bunkerhillhomes.com

Welcome to paradise! For Lease or Sale. This extraordinary waterfront home offers an unparalleled location with breathtaking sunset views. Step into luxury with a private heated pool, hot tub, and an outdoor living space that features a large covered kitchen, fireplace and seating area, ideal for entertaining guests, or relaxing with family and friends. Boating [...]

Rooms & Units Description

Property title: 12316 Oak Bend Conroe Texas 77304

Room Count: 12

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor,Living/Dining Combo,Media,Utility Room in House,Wine Room

Bed Room Description: Primary Bed - 1st Floor,Primary Bed - 2nd Floor,Sitting Area,Split Plan,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Primary Bath: Shower Only,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo

Photo Count: 49

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 2425000.00

Key Map: 156A

Vac Rental: Not Allowed

Property Details

Parcel Number: 9531-00-03100

Lot Desciption: Cul-De-Sac,Subdivision Lot,Waterfront

For Lease: 1

Style: Mediterranean

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 505.84

Acres: 0.2615

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Stone,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Balcony,Controlled Subdivision Access,Covered Patio/Deck,Mosquito Control System,Outdoor Fireplace,Outdoor Kitchen,Patio/Deck,Porch,Private Driveway,Satellite Dish,Spa/Hot Tub,Sprinkler System

Interior: Alarm System - Owned,Balcony,Crown Molding,Drapes/Curtains/Window Cover,Elevator,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Spa/Hot Tub,Wet Bar,Wired for Sound

Roof: Composition,Tile

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 3

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Private: 1, Heated,In Ground,Salt Water

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 2

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Other

Kitchen Desc: Breakfast Bar,Butler Pantry,Instant Hot Water,Kitchen open to Family Room,Pantry,Pot Filler,Pots/Pans Drawers,Reverse Osmosis,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Double Oven

Dishwasher: 1

Water Sewer: Other Water/Sewer

Microwave: 1

Siding: Stucco

Water Amenity: Boat Lift,Boat Slip,Bulkhead,Lakefront, Boat Lift,Boat Slip,Bulkhead,Lakefront

Fees & Taxes

Tax Rate: 2.114

Tax Amount: 30503

Tax Year: 2022

Maint Fee Includes: Limited Access Gates,Other

Other Mandatory Fee: gates / entrance

Fee Other: 1

Fee Other Amount: 150

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 56 - Willis

Directions: Accompanied Showing Longmire road to Left on Longmire Way, Turn into White Oak Ranch Dr (Enter Gate Code) Turn left on White Oak Trace. Take the first right on Oak Bend Circle. Home on the right.

School Elementary: LAGWAY ELEMENTARY SCHOOL

School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL

School High: WILLIS HIGH SCHOOL

Subdivision: White Oak Ranch

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77304

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Gas Dryer Connections

Disclosures: Exclusions,Sellers Disclosure

Disposal: 1

Exclusions: TVs, Washer, Dryer, Garage Drink Refrigerator

Finance Available: Cash Sale,Conventional

Range Type: Gas Range

Legal: WHITE OAK RANCH 01, BLOCK 1, LOT 31

Legal Subdivision: WHITE OAK RANCH

Access: Automatic Gate

DOM: 10

Courtesy of

List Office Name: Keller Williams Professionals

