

$470,000.00

## 15834 BIRD OF PARADISE DR, CONROE, TX 77302, USA

https://bunkerhillhomes.com

Home office (currently utilizes as dining room) with French doors set at spacious entry. Open kitchen offers center island and walk-in pantry. Dining area opens to spacious family room with wall of windows. First floor primary suite includes primary bath with dual vanities, corner garden tub, separate glass-enclosed shower and large walk-in closet. A second [...]

## Rooms & Units Description

**Property title:** 15834 Bird Of Paradise Conroe Texas 77302

**Room Count:** 8

**Room Description:** Family Room,Formal Dining,Gameroom Up,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

**Bed Room Description:** 2 Bedrooms Down

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Soaking Tub

**Open House Public Upcoming:** Public: Sat Aug 12, 1:00PM-4:00PM

**Open House Public Count:** 1

**Master Planned Community:** Artavia

**Photo Count:** 26

**HOA Mandatory:** 1

**Additional School:** GRANGERLAND INTERMEDIATE SCHOOL

**Original List Price:** 470000.00

**Green Certification:** Home Energy Rating/HERS

## Property Details

**Parcel Number:** 2169-12-07500

**Lot Desciption:** Corner,Subdivision Lot

**Style:** Other Style

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

**Builder Name:** Perry Homes

**Price Sq Ft List:** 178.03

**Acres:** 0.1516

**Acres Desciption:** 0 Up To 1/4 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Covered Patio/Deck,Fully Fenced

**Interior:** Fire/Smoke Alarm,Prewired for Alarm System

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Energy:** Energy Star Appliances,Energy Star/CFL/LED Lights,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Blown Cellulose,Radiant Attic Barrier

**Kitchen Desc:** Breakfast Bar,Instant Hot Water,Island w/o Cooktop,Kitchen open to Family Room,Pantry

**Oven Type:** Convection Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Public Water,Water District

**Microwave:** 1

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 3.0968

**Tax Year:** 2022

## Basics

**Baths Full:** 3

**Year Built Src:** Appraisal District

## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** From I-45 North take exit 79A towards College Park Dr, Needham Rd, TX 242. Right onto TX 242. Right onto Artavia Parkway, left on Aspire Way, right on Mona Mills Ln, right on Wild Watermelon Way, left on Bird of Paradise. Home is on your right. From I-69 North, take exit toward TX 242, merge onto US 59 Bus N, left onto TX 242 W, left onto Artavia Parkway, left on Aspire Way, right on Mona Mills Ln, right on Wild Watermelon Way, left on Bird of Paradise. Home is on your right.

**School Elementary:** SAN JACINTO ELEMENTARY SCHOOL (CONROE)

**School Middle:** MOORHEAD JUNIOR HIGH SCHOOL

**School High:** CANEY CREEK HIGH SCHOOL

**Subdivision:** Artavia 12

**Geo Market Area:** Spring Northeast

**State:** Texas

**Zip:** 77302

**City:** Conroe

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud

**Disposal:** 1

**Exclusions:** Drapes, Refrigerator, Washer, and Dryer

**Exemptions:** Disabled Veteran

**Finance Available:** Cash Sale,Conventional,FHA,Investor,VA

**Range Type:** Gas Cooktop

**Legal:** S216912 - ARTAVIA 12, BLOCK 1, LOT 75

**Legal Subdivision:** Artavia

**DOM:** 12

## Courtesy of

**List Office Name:** Keller Williams Professionals

