

$330,000.00

1761 CINDY LN, CONROE, TX 77304, USA

https://bunkerhillhomes.com

Stunning 4 BDRM/2 Bath single-story home located in coveted Canyon Creek subdivision! This one-owner home offers excellent living areas for family, guests, or home office setups with a great split floor plan. Easy to maintain wood-look tile floors throughout! The kitchen features 42″ cabinetry, granite countertops, SS appliances, tile backsplash, and abundant storage plus a [...]

Rooms & Units Description

Property title: 1761 Cindy Conroe Texas 77304

Room Count: 10

Room Description: 1 Living Area,Breakfast Room,Family Room,Formal Dining,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

Bed Room Description: All Bedrooms Down,En-Suite Bath,Split Plan,Walk-In Closet

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

Photo Count: 37

HOA Mandatory: 1

Additional School: CRYAR INTERMEDIATE SCHOOL

Original List Price: 330000.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 3278-03-02200

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Kendall Homes

Price Sq Ft List: 167.85

Acres: 0.1297

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions,Zoning, Deed Restrictions,Zoning

Property Features

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

Interior: Alarm System - Leased,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System

Roof: Composition

Foundation: Slab

Garage Carport: Double-Wide Driveway

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Gas Connections,Gaslog Fireplace,Wood Burning Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Blown Cellulose

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Walk-in Pantry

Oven Type: Gas Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Microwave: 1

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 2.074

Tax Amount: 5862

Tax Year: 2022

Other Mandatory Fee: Transfer

Fee Other: 1

Fee Other Amount: 150

Basics

Baths Full: 2

Year Built Src: Appraisal District

Location Details

Area: 19

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: Take I-45 North to Exit 88, North Loop 336 Turn West going over I-45 to Longmire Road. Turn right past Cryar Intermediate School. Turn left at Canyon lake Creek Dr. Immediately turn right on Jules Anna Ln. Turn left at curve and it becomes Cindy Lane. House on right.

School Elementary: GIESINGER ELEMENTARY SCHOOL

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Canyon Creek 03

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77304

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Zoning

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

Disclosures: Exclusions,Sellers Disclosure

Disposal: 1

Exclusions: See Addendum

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Range

Legal: S327803 - CANYON CREEK 03, BLOCK 2, LOT 7

Legal Subdivision: CANYON CREEK

DOM: 10

Courtesy of

List Office Name: Home Star Realty Advisors,LLC