


$366,990.00

## 1823 CYPRESS CANYON TRAIL, CONROE, TX 77301, USA

https://bunkerhillhomes.com

LONG LAKE NEW CONSTRUCTION – Welcome home to 1823 Cypress Canyon Trail located in the community of Barton Creek Ranch and zoned to Conroe ISD. This floor plan features 4 bedrooms, 2 full baths, 1 bath and an attached 2 car garage. You don’t want to miss all this gorgeous home has to offer! Call […]

## Rooms & Units Description

**Property title:** 1823 Cypress Canyon Conroe Texas 77301

**Room Count:** 9

**Room Description:** Home Office/Study

**Photo Count:** 26

**HOA Mandatory:** 1

**Additional School:** BOZMAN INTERMEDIATE SCHOOL

**Original List Price:** 366990.00

**Green Certification:** Energy Star Qualified Home,Home Energy Rating/HERS

## Property Details

**Parcel Number:** 2496-04-02900

**Lot Desciption:** Corner,Subdivision Lot

**Style:** Traditional

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

**Builder Name:** Long Lake

**Price Sq Ft List:** 134.97

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

**Dwelling Type:** Free Standing

**New Construction:** 1

**New Construction Desc:** To Be Built/Under Construction

**Stories:** 2

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

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

**Interior:** Drapes/Curtains/Window Cover,Fire/Smoke Alarm

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** HVAC>13 SEER,Insulated/Low-E windows,Insulation - Other,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

**Oven Type:** Freestanding Oven,Gas Oven,Single Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Brick,Stone

## Fees & Taxes

**Tax Rate:** 2.674

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 350

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-08-31

## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** From I-45, Exit Loop 336. Turn Right (East) onto Loop 336. Go about 3.5 miles entrance will be on the left. Entrance to the neighborhood is across the street from Carl Barton Park's soccer entrance. Model Home: 3207 Elm Bough Ct, Conroe, TX 77301

**School Elementary:** RUNYAN ELEMENTARY SCHOOL

**School Middle:** STOCKTON JUNIOR HIGH SCHOOL

**School High:** CONROE HIGH SCHOOL

**Subdivision:** Barton Creek Ranch

**Geo Market Area:** Conroe Southeast

**State:** Texas

**Zip:** 77301

**City:** Conroe

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud

**Disposal:** 1

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

**Range Type:** Freestanding Range,Gas Range

**Legal:** Barton Creek Ranch Sec 12, Lot 39, Block 1

**Legal Subdivision:** Barton Creek Ranch

## Courtesy of

**List Office Name:** NICOLE FREER GROUP