

$293,619.00

## 2812 MADISON DR, CONROE, TX 77304, USA

https://bunkerhillhomes.com

Ready Now! Love where you live in Madison Bend in Conroe, TX! Conveniently located 1.5 miles off I-45 and N FM 3083 W – homeowners enjoy a low property tax rate and close proximity to Lake Conroe and The Woodlands! The Shannon Plan is a spacious 2-story home with 3 bedrooms, 2.5 bathrooms, FLEX AREA, […]

## Rooms & Units Description

**Property title:** 2812 Madison Conroe Texas 77304

**Room Count:** 7

**Room Description:** Family Room,Kitchen/Dining Combo,Utility Room in House

**Bed Room Description:** En-Suite Bath,Primary Bed - 2nd Floor,Walk-In Closet

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

**Open House Public Upcoming:** Public: Sat Jul 29, 1:00PM-3:00PM

**Open House Public Count:** 2

**Photo Count:** 32

**HOA Mandatory:** 1

**Additional School:** CRYAR INTERMEDIATE SCHOOL

**Original List Price:** 293619.00

**Completed Construction Date:** 2023-01-01

## Property Details

**Parcel Number:** 6971-02-08600

**Lot Desciption:** Subdivision Lot

**Lot Dimention:** 43x110

**Style:** Traditional

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

**Builder Name:** LEGEND HOMES

**Price Sq Ft List:** 139.82

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

**Dwelling Type:** Free Standing

**New Construction:** 1

**New Construction Desc:** Never Lived In

**Stories:** 2

**Floors:** Carpet,Vinyl Plank

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

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

**Interior:** Fire/Smoke Alarm,High Ceiling

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Energy:** Attic Vents,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

**Kitchen Desc:** Pantry

**Oven Type:** Freestanding Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** GRANITE

**Microwave:** 1

**Siding:** Brick,Cement Board

## Fees & Taxes

**Tax Rate:** 2.88

**Other Mandatory Fee:** CAP.FEE (ONE TIME ONLY AT CLOSING)

**Fee Other:** 1

**Fee Other Amount:** 375

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder

## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** Traveling I-45 North, exit FM 3083 and make a left. Make a right at Teas Nursery Road and travel approximately 1.5 miles and Madison Bend will be located on your left hand side.

**School Elementary:** GIESINGER ELEMENTARY SCHOOL

**School Middle:** PEET JUNIOR HIGH SCHOOL

**School High:** CONROE HIGH SCHOOL

**Subdivision:** Madison Bend

**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,Washer Connections

**Disclosures:** Mud,Other Disclosures

**Disposal:** 1

**Exemptions:** HOMESTEAD

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

**Range Type:** Freestanding Range

**Legal:** LOT 3 BLK 4 MADISON BEND SEC. 2

**DOM:** 151

## Courtesy of

**List Office Name:** Legend Home Corporation