$324,990.00

## 2910 AUGUST MIST LN, CONROE, TX 77304, USA

https://bunkerhillhomes.com

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 Poole floor plan is a spacious two-story home with 5 bedrooms, 3.5 baths, and 2-car garage. […]

## Rooms & Units Description

**Property title:** 2910 August Mist Conroe Texas 77304

**Room Description:** Family Room,Gameroom Up,Utility Room in House

**Master Bath Desc:** Half Bath

**HOA Mandatory:** 1

**Completed Construction Date:** 2023-06-27

**Room Count:** 8

**Bed Room Description:** Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 42

**Original List Price:** 328982.00

## Property Details

**Parcel Number:** 6971-02-02000
**Lot Desciption:** Subdivision Lot
**Style:** Traditional
**List Type:** Exclusive Right to Sell/Lease
**Builder Name:** LEGEND HOMES
**Price Sq Ft List:** 123.66
**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
**Interior:** Fire/Smoke Alarm,High Ceiling
**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
**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:** Breakfast Bar,Pantry
**Oven Type:** Freestanding Oven
**Dishwasher:** 1
**Water Sewer:** Water District
**Countertops:** Granite
**Microwave:** 1
**Siding:** Brick,Cement Board

## Fees & Taxes

**Tax Rate:** 2.81
**Other Mandatory Fee:** Capitalization Fee (One time at Closing)
**Fee Other:** 1
**Fee Other Amount:** 375



## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-07-03T09:44:00.353

## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 56 - Willis

**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:** LAGWAY ELEMENTARY SCHOOL

**School Middle:** ROBERT P. BRABHAM MIDDLE SCHOOL

**School High:** WILLIS 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

**Disposal:** 1

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

**Range Type:** Freestanding Range

**Legal:** Lot 20, BLOCK 1, Section 2

**DOM:** 37

## Courtesy of

**List Office Name:** Legend Home Corporation