

$321,231.00

## 2915 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 4 bedrooms, 2.5 baths, and 2-car garage. […]

## Rooms & Units Description

**Property title:** 2915 August Mist Conroe Texas 77304

**Room Count:** 7

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

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

**Master Bath Desc:** Half Bath

**Photo Count:** 46

**HOA Mandatory:** 1

**Original List Price:** 321231.00

## Property Details

**Parcel Number:** 6971-02-04500

**Lot Desciption:** Subdivision Lot

**Lot Dimention:** 40x110

**Style:** Traditional

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

**Builder Name:** LEGEND HOMES

**Price Sq Ft List:** 122.23

**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,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,Gas 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:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-09-30

## 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:** 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,Gas Range

**Legal:** Lot 45, BLOCK 1, Section 2

## Courtesy of

**List Office Name:** Legend Home Corporation