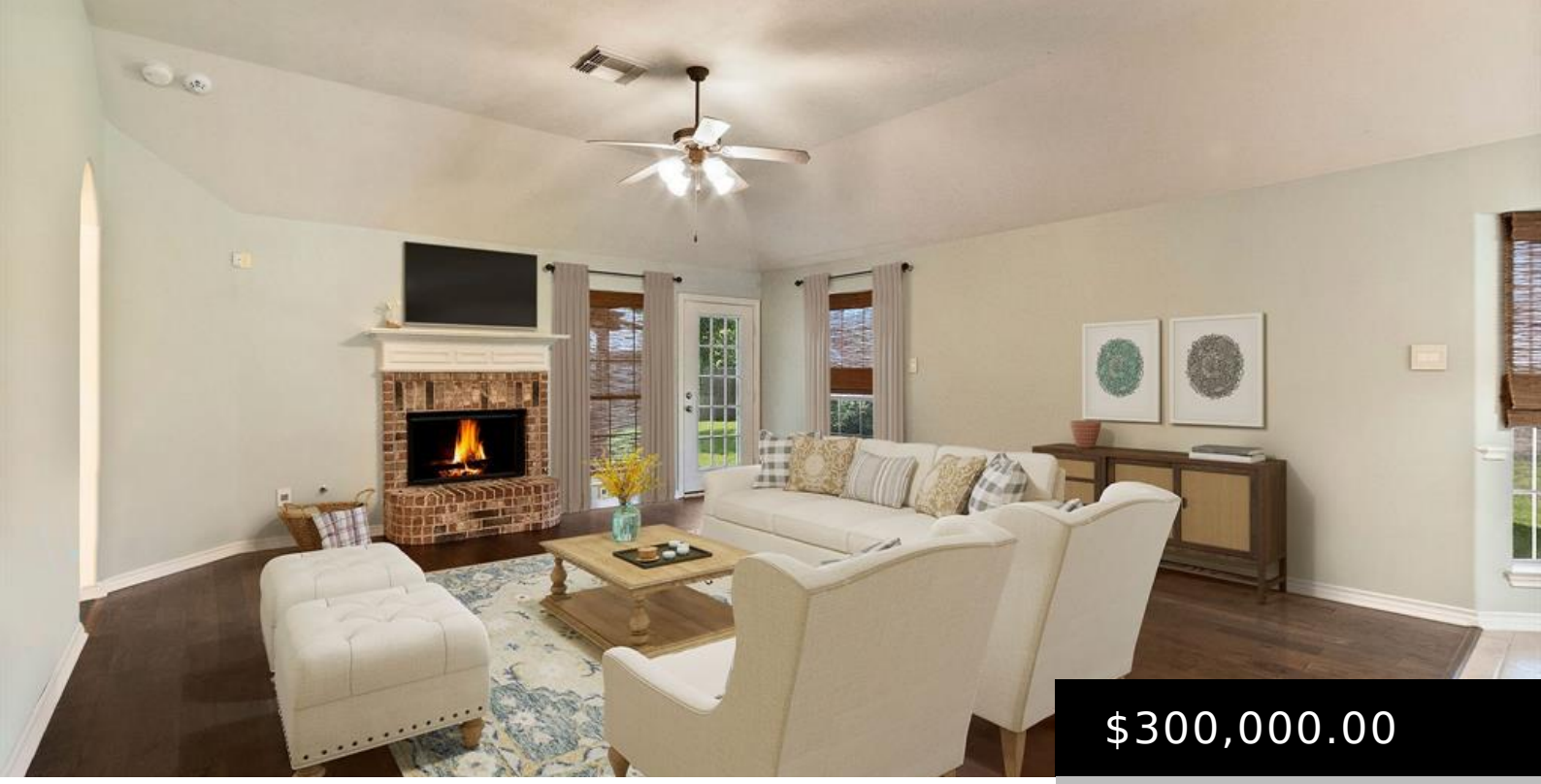


$300,000.00

30107 ADOBE FALLS DR, SPRING, TX 77386, USA

https://bunkerhillhomes.com

PRICED TO SELL! This gorgeous, well maintained home presents the perfect blend of elevated style and superior function. Located in the gated community of Legends Ranch, find beautiful interior spaces with exquisite upgrades including flooring, and more. Bright open concept living makes relaxing and entertaining a pleasure. Kitchen comes with matching appliances, generous cabinet storage, […]

Rooms & Units Description

Property title: 30107 Adobe Falls Spring Texas 77386

Room Count: 7

Room Description: 1 Living Area,Formal Dining,Utility Room in House

Bed Room Description: All Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

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

Open House Public Upcoming: Public: Sat Aug 12, 10:00AM-1:00PM

Open House Public Count: 2

Photo Count: 42

HOA Mandatory: 1

Additional School: COX INTERMEDIATE SCHOOL

Original List Price: 300000.00

Key Map: 253W

Property Details

Parcel Number: 3284-02-08400

Lot Desciption: Cul-De-Sac,Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 151.59

Acres: 0.1536

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Mosquito Control System,Patio/Deck,Sprinkler System

Interior: Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,High Ceiling,Refrigerator Included,Washer Included

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gaslog Fireplace,Wood Burning Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Solar Screens

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Under Cabinet Lighting

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Granite

Microwave: 1

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 2.3751

Tax Amount: 7385

Tax Year: 2023

Maint Fee Includes: Clubhouse,Limited Access Gates,Recreational Facilities

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 400

Basics

Baths Full: 2

Year Built Src: Appraisal District

Location Details

Area: 15

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: From Rayford, turn East into Legends Ranch, Turn Left on Legends Ranch Dr, Left on Adobe Falls, Home second on left

School Elementary: BIRNHAM WOODS ELEMENTARY SCHOOL

School Middle: YORK JUNIOR HIGH SCHOOL

School High: GRAND OAKS HIGH SCHOOL

Subdivision: Canyon Lakes At Legends Ranch

Geo Market Area: Spring Northeast

State: Texas

Zip: 77386

City: Spring

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

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

Disclosures: Mud,Sellers Disclosure

Disposal: 1

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

Range Type: Gas Cooktop

Legal: S328402 - CANYON LAKES AT LEGENDS RANCH 02, BLOCK 5, LOT 10

Legal Subdivision: CANYON LAKES AT LEGENDS RANCH

DOM: 2

Courtesy of

List Office Name: eXp Realty, LLC