

$475,000.00

305 PICNIC PARK DR, CONROE, TX 77304, USA

https://bunkerhillhomes.com

RARE FIND! Newly built Perry Homes one-story, located in the highly sought after community of Grand Central Park, sits on a 50’ lot with NO rear neighbors & is just around the corner from Picnic Park! This section of GCP is SOLD OUT & Perry Homes is currently not building on 50’ lots. This lightly […]

Rooms & Units Description

Property title: 305 Picnic Park Conroe Texas 77304

Room Count: 5

Room Description: Family Room,Home Office/Study,Living Area - 1st Floor,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

Master Planned Community: Grand Central Park

HOA Mandatory: 1

Additional School: CRYAR INTERMEDIATE SCHOOL

Original List Price: 475000.00

Property Details

Parcel Number: 5375-17-03100

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Perry Homes

Price Sq Ft List: 186.64

Acres: 0.1427

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Sprinkler System

Interior: 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

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Radiant Attic Barrier

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Walk-in Pantry

Dishwasher: 1

Water Sewer: Water District

Microwave: 1

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 2.674

Tax Amount: 10310

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Other,Recreational Facilities

Other Mandatory Fee: Transfer, Foundation Fee, Capitalization Fee

Fee Other: 1

Fee Other Amount: $375, .5%, $1,180

Basics

Baths Full: 3

Year Built Src: Builder

Price Change Timestamp: 2023-08-14T18:05:25.427

Location Details

Area: 19

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: From I45N take exit 83 towards Creighton Rd, Camp Strake Rd. Turn left onto Creighton Rd. At the roundabout, take the second exit onto lake House Dr. Turn right onto Town park Dr. Turn left onto N Autumn Elm Cir. Turn left onto W Autumn Elm Cir. Turn right onto Chestnut Reef Ct. Turn right onto Picnic Park Dr. The home will be on your right!

School Elementary: WILKINSON ELEMENTARY SCHOOL

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Grand Central Park

Geo Market Area: Conroe Southwest

State: Texas

Zip: 77304

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Master Planned Community YN: 1

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Exclusions: Kitchen Refrigerator, Washer & Dryer

Exemptions: Homestead

Legal: S537517 - GRAND CENTRAL PARK 17, BLOCK 1, LOT 31

Courtesy of

List Office Name: Realty ONE Group Iconic