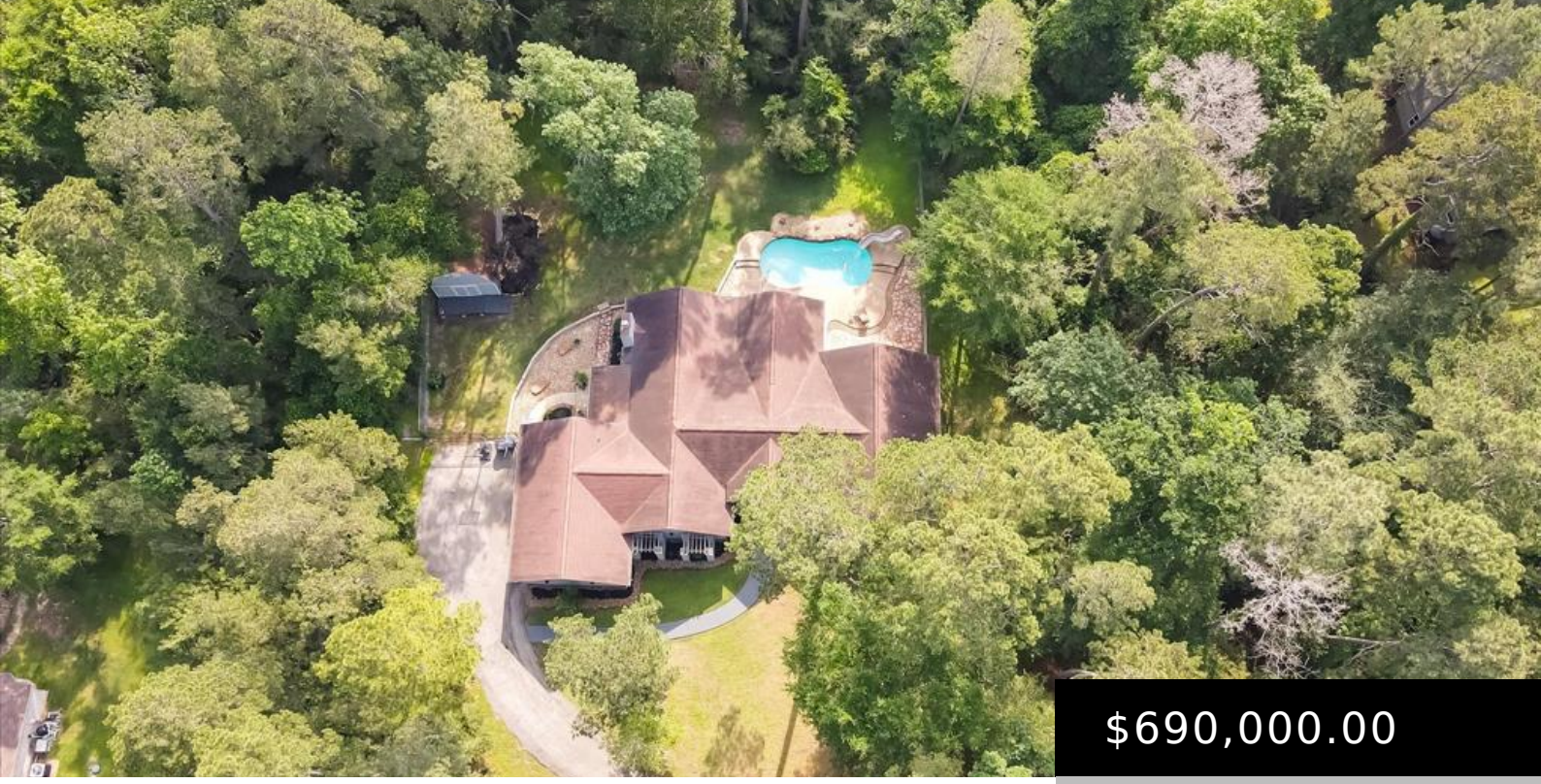


$690,000.00

44 LAKE FOREST CT, CONROE, TX 77384, USA

https://bunkerhillhomes.com

The wait is over !!! Welcome to 44 Lake Forest Circle, where country meets city! This impeccable 4 bedroom 1 story stunner is available and ready for you ! You will love the space and flow of this stately gem! Tucked away on a wooded lot, offering optimal privacy & seclusion this home boasts tons […]

Rooms & Units Description

Property title: 44 Lake Forest Conroe Texas 77384

Room Count: 11

Room Description: Breakfast Room,Den,Formal Dining,Gameroom Down,Home Office/Study,Utility Room in House

Bed Room Description: All Bedrooms Down

Master Bath Desc: Disabled Access,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

Photo Count: 50

HOA Mandatory: 1

Additional School: MITCHELL INTERMEDIATE SCHOOL

Original List Price: 725000.00

Key Map: 186T

Property Details

Parcel Number: 6613-00-30700

Style: Mediterranean

Price Sq Ft List: 217.73

Acres Desciption: 1 Up to 2 Acres

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Lot Desciption: Subdivision Lot,Wooded

List Type: Exclusive Right to Sell/Lease

Acres: 1.6

Dwelling Type: Free Standing

Floors: Carpet,Tile

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Outdoor Kitchen,Porch,Storage Shed

Interior: Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Workshop

Garage Desc: Attached Garage

No Of Garage Cap: 3

Heat System: Central Electric

Cool System: Central Electric

Pool Private: 1, Gunite,Heated,In Ground

Fireplace Description: Gas Connections

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulation - Other

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

Oven Type: Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Septic Tank

Microwave: 1

Siding: Stucco,Wood

Fees & Taxes

Tax Rate: 1.7414

Tax Amount: 8135

Tax Year: 2022

Other Mandatory Fee: TRANSFER FEE

Fee Other: 1

Fee Other Amount: 300.00

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-18T16:09:20.347

Location Details

Area: 15

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: I45 TO 1488 TURN LEFT, RIGHT ON OLD CONROE ROAD LEFT ON LAKE FOREST

School Elementary: BUSH ELEMENTARY SCHOOL (CONROE)

School Middle: MCCULLOUGH JUNIOR HIGH SCHOOL

School High: THE WOODLANDS HIGH SCHOOL

Subdivision: Lake Creek Forest

Geo Market Area: Conroe Southwest

State: Texas

Zip: 77384

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Exclusions

Disposal: 1

Exclusions: WASHER/DRYER/REFRIGERATOR

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,VA

Range Type: Electric Range

Legal: LAKE CREEK FOREST 01, BLOCK 6, LOT 23, ACRES 1.600

Legal Subdivision: LAKE CREEK FOREST

DOM: 85

Courtesy of

List Office Name: RE/MAX Compass