$625,000.00

45 CREEK FOREST LN, CONROE, TX 77384, USA

https://bunkerhillhomes.com

Nestled quietly on a private wooded lot, this beautifully REMODELED home is the perfect escape. Minutes to shopping & restaurants, yet you can enjoy watching deer while relaxing on your secluded front porch. Unique property boasts 2750 sqft of spacious living in the home and a 783 sqft 1 bedroom, fully appointed garage apt w/fireplace, [...]

Rooms & Units Description

Property title: 45 Creek Forest Conroe Texas 77384

Room Count: 12

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Garage Apartment,Kitchen/Dining Combo,Living Area - 1st Floor,Living/Dining Combo,Quarters/Guest House,Sun Room,Utility Room in House

Bed Room Description: En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

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

Photo Count: 50

HOA Mandatory: 1

Additional School: MITCHELL INTERMEDIATE SCHOOL

Original List Price: 625000.00

Key Map: 186X

Property Details

Parcel Number: 6613-00-13300

Lot Desciption: Cul-De-Sac,Ravine,Subdivision Lot,Wooded

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 176.90

Acres: 1.61

Acres Desciption: 1 Up to 2 Acres

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Laminate,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Detached Gar Apt /Quarters,Partially Fenced,Porch,Side Yard,Storage Shed

Interior: Crown Molding,Fire/Smoke Alarm

Roof: Composition

Foundation: Slab

Garage Desc: Detached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric,Window Units

Fireplace Description: Gas Connections

Fireplaces Number: 2

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,HVAC>13 SEER

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Pantry,Walk-in Pantry

Oven Type: Gas Oven,Single Oven

Dishwasher: 1

Water Sewer: Septic Tank

Countertops: Granite

Microwave: 1

Siding: Brick

Fees & Taxes

Tax Rate: 1.7414

Tax Year: 2022

Maint Fee Includes: Recreational Facilities

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 15

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: I45 to 1488 West. Right onto Old Conroe Road. Left on Lake Forest Dr. Right on Timber Lane, curves left to Creek Forest Lane. Home is on the left.

School Elementary: BUSH ELEMENTARY SCHOOL (CONROE)

School Middle: MCCULLOUGH JUNIOR HIGH SCHOOL

School High: THE WOODLANDS HIGH SCHOOL

Subdivision: Lake Creek Forest 01

Geo Market Area: Conroe Southwest

State: Texas

Zip: 77384

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

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

Disclosures: Sellers Disclosure

Disposal: 1

Exemptions: Homestead

Finance Available: Cash Sale,Conventional

Range Type: Gas Range

Legal: S661300 - LAKE CREEK FOREST 01, BLOCK 2, LOT 109, ACRES 1.61

Legal Subdivision: LAKE CREEK FOREST

DOM: 136

Courtesy of

List Office Name: CB&A, Realtors