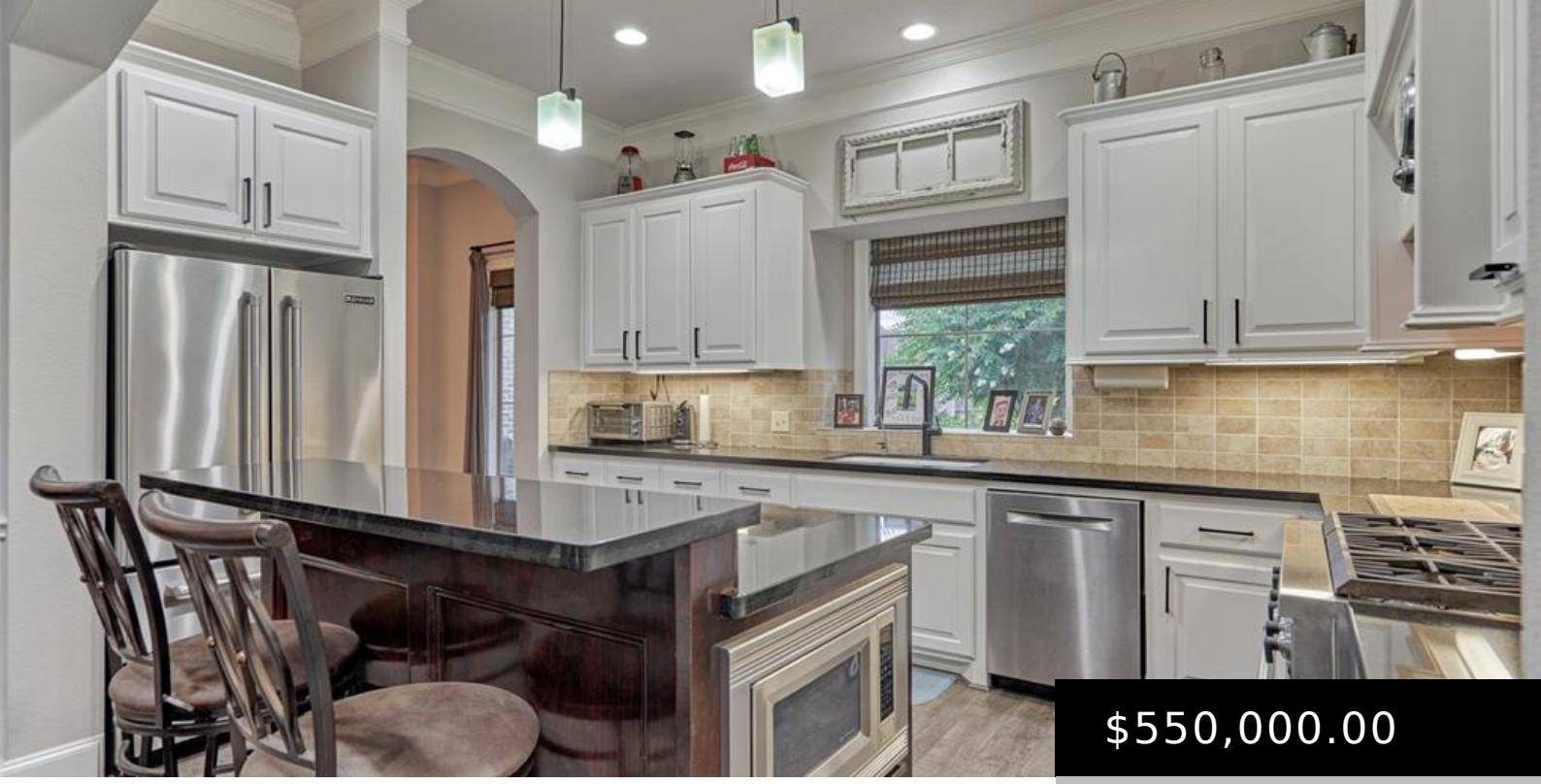


$550,000.00

47 TRELLIS CT, CONROE, TX 77304, USA

https://bunkerhillhomes.com

Call this stunning French-Acadian style home yours! Camellia is a beautiful & peaceful neighborhood that feels like you are a thousand miles away from the hustle & bustle. Picturesque rolling hills, unbelievable sunrises/sunsets, close proximity to Lake Conroe, & a forest of trees behind the home. Enjoy luxury living at an affordable price point! The […]

Rooms & Units Description

Property title: 47 Trellis Conroe Texas 77304

Room Count: 8

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Guest Suite,Home Office/Study,Media,Utility Room in House

Beds Max: 4

Bed Room Description: All Bedrooms Down,En-Suite Bath,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

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

Open House Public Count: 1

Photo Count: 33

HOA Mandatory: 1

Original List Price: 550000.00

Key Map: 156B

Property Details

Parcel Number: 3224-00-02500

Lot Desciption: Cul-De-Sac,Subdivision Lot

Style: French,Other Style,Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: D G Ratcliff

Price Sq Ft List: 181.40

Acres: 0.2778

Acres Desciption: 1/4 Up to 1/2 Acre

Dwelling Type: Free Standing

Stories: 1.5

Restrictions: Deed Restrictions,Restricted,Zoning, Deed Restrictions,Restricted,Zoning

Property Features

Exterior: Back Green Space,Back Yard Fenced,Patio/Deck,Private Driveway,Side Yard,Storage Shed

Interior: Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Slab

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

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Private: 1, Gunite,Salt Water

Fireplace Description: Gas Connections,Wood Burning Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Generator

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Under Cabinet Lighting

Oven Type: Convection Oven,Freestanding Oven,Gas Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: Granite

Microwave: 1

Siding: Brick,Cement Board,Stucco

Fees & Taxes

Tax Rate: 2.114

Tax Amount: 9199

Tax Year: 2022

Maint Fee Includes: Grounds,Other

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 225

Basics

Baths Full: 3

Year Built Src: Appraisal District

Location Details

Area: 19

County Or Parish: Montgomery

School District: 56 - Willis

Directions: From I-45 North head West on League Line Rd. Make left turn on Longmire Rd., make a right turn onto Longmire Way, right turn on Evangeline Rd., turn left onto Trellis Ct. Home is at the end of the cu- de - sac

School Elementary: LAGWAY ELEMENTARY SCHOOL

School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL

School High: WILLIS HIGH SCHOOL

Subdivision: Camellia

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77304

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted,Zoning

Connections: Gas Dryer Connections,Washer Connections

Disclosures: Sellers Disclosure

Disposal: 1

Exclusions: ALL GOLF SIMULATOR Equipment, TVs

Exemptions: Homestead

Finance Available: Cash Sale,Conventional,FHA,Other,Seller to Contribute to Buyer's Closing Costs,VA

Legal: S322400 - CAMELLIA SUBDIVISION 01, BLOCK 5, LOT 4

Legal Subdivision: CAMELLIA SUBDIVISION

DOM: 3

Courtesy of

List Office Name: LPT Realty, LLC