

$334,000.00

740 YELLOW BIRCH LN, CONROE, TX 77304, USA

https://bunkerhillhomes.com

Sundance Plan 2-story, 4 bedroom, 2.5 bath, & game room. 2463 sq ft. Beautiful entry with 18’ ceiling leading to your spacious open living/dining/kitchen. fantastic covered patio too! Lots of windows & natural lighting! Primary Suite is elegant & spacious, box framed ceiling 10’ height, large walk-in closet, dual sinks, free-standing soaker tub, over-sized separate […]

Rooms & Units Description

Property title: 740 Yellow Birch Conroe Texas 77304

Room Count: 8

Room Description: Family Room,Formal Dining,Gameroom Up

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

Master Bath Desc: Half Bath,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Primary Bath: Tub/Shower Combo

Open House Public Upcoming: Public: Sat Aug 5, 1:00PM-4:00PM

Open House Public Count: 6

Photo Count: 40

HOA Mandatory: 1

Additional School: GORDON-REED ELEMENTARY SCHOOL

Original List Price: 362990.00

Green Certification: Energy Star Qualified Home

Completed Construction Date: 2022-10-01

Property Details

Parcel Number: 9547-03-05100

Lot Desciption: Subdivision Lot

Lot Value: 1

For Lease: 1

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: DH Homes

Price Sq Ft List: 135.61

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: Never Lived In

Stories: 2

Floors: Carpet,Tile,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

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

Interior: Fire/Smoke Alarm,Prewired for Alarm System

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Radiant Attic Barrier

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

Oven Type: Gas Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: Granite

Microwave: 1

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 2.8863

Other Mandatory Fee: Transfer Fees

Fee Other: 1

Fee Other Amount: 175

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-05-10T11:23:02.213

Location Details

Area: 19

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: 45 North to Hwy 105(west) to right on Wedgewood Pine Drive, model is located 302 Pitch Pine Drive

School Elementary: GORDON REED ELEMENTARY SCHOOL

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Wedgewood Forest

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77304

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Electric Cooktop

DOM: 84

Realist Block: Deed Restrictions

Disclosures: Other Disclosures

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

Legal: Lot 14, Block 3, Section 3

Courtesy of

List Office Name: DH Homes