

$359,000.00

## 9721 COLD CREEK DR, CONROE, TX 77306, USA

https://bunkerhillhomes.com

Welcome to the world of spacious and modern elegance! This stunning 4 bedroom, 2.5 bathroom residence graces a sprawling almost one acre landscape, offering a harmonious blend expanding across almost one acre. Built in 2020, the home showcases a thougthfully designed open-concept layout that seamlessly unites the living, dining and kitchen areas, creating a perfect [...]

## Rooms & Units Description

**Property title:** 9725 Cold Creek Conroe Texas 77306

**Room Count:** 6

**Room Description:** 1 Living Area,Kitchen/Dining Combo,Living/Dining Combo,Utility Room in House

**Bed Room Description:** All Bedrooms Down,En-Suite Bath,Split Plan,Walk-In Closet

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

**Photo Count:** 40

**HOA Mandatory:** 1

**Additional School:** BOZMAN INTERMEDIATE SCHOOL

**Original List Price:** 359000.00

## Property Details

**Parcel Number:** 6792-00-00600

**Lot Desciption:** Cleared,Subdivision Lot

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 182.98

**Acres:** 0.992

**Acres Desciption:** 1 Up to 2 Acres

**Dwelling Type:** Free Standing

**Stories:** 1

**Floors:** Carpet,Vinyl Plank

**Restrictions:** Restricted, Restricted

## Property Features

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 3

**Heat System:** Central Electric

**Cool System:** Central Electric

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Aerobic,Public Water

**Countertops:** Granite

**Microwave:** 1

**Siding:** Brick,Cement Board,Stone

## Fees & Taxes



**Tax Rate:** 1.7468

**Tax Amount:** 5382

**Tax Year:** 2022

**Fee Other:** 1

**Fee Other Amount:** ....

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** I-45 North from Houston. Exit FM 3083/Teas Nursery Road, Right FM 3083, 3.7 miles left on 336, left on Hwy 105, .03 miles left on FM 1485, 2.3 miles right on Lakewood Drive, left on Cold Creek Drive, home will be on your left, look for Executive Real Estate sign.

**School Elementary:** PATTERSON ELEMENTARY SCHOOL (CONROE)

**School Middle:** STOCKTON JUNIOR HIGH SCHOOL

**School High:** CONROE HIGH SCHOOL

**Subdivision:** Lakewood Trails

**Geo Market Area:** Conroe Southeast

**State:** Texas

**Zip:** 77306

**City:** Conroe

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Restricted

**Connections:** Electric Dryer Connections,Washer Connections

**Disclosures:** Sellers Disclosure

**Finance Available:** Cash Sale,Conventional,FHA,USDA Loan,VA

**Range Type:** Electric Range

**Legal:** S679200 - LAKEWOOD TRAILS, BLOCK 1, LOT 6

**DOM:** 15

## Courtesy of

**List Office Name:** Executive Real Estate