

$749,900.00

993 BRIAC LN, CONROE, TX 77301, USA

https://bunkerhillhomes.com

Nestled in the rolling hills of Conroe, Texas is the serene community of Stewart’s Forest. This captivating enclave has easy access to I-45 and is only minutes away from Lake Conroe, Sam Houston National Forest as well as The Woodlands – fine dining and shopping at Market Street, Hughes Landing and The Woodlands Mall. Built […]

Rooms & Units Description

Property title: 993 Briac Conroe Texas 77301

Room Count: 9

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Down,Home Office/Study,Living Area - 1st Floor,Utility Room in House

Bed Room Description: All Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

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

Open House Public Upcoming: Public: Sat Aug 5, 2:00PM-4:00PM

Open House Public Count: 8

Photo Count: 13

HOA Mandatory: 1

Additional School: BOZMAN INTERMEDIATE SCHOOL

Original List Price: 749900.00

Green Certification: Home Energy Rating/HERS

Completed Construction Date: 2023-07-12

Key Map: 188J

Vac Rental: Not Allowed

Garage Dimension: 20x29

Property Details

Parcel Number: 9024-10-00400

Lot Desciption: Subdivision Lot,Wooded

Lot Dimention: 80x118

Style: Contemporary/Modern,Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Sitterle Homes

Price Sq Ft List: 239.81

Acres: 0.2236

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: Never Lived In

Stories: 1

Floors: Carpet,Engineered Wood,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard Fenced,Exterior Gas Connection,Side Yard,Sprinkler System

Interior: Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Carport: Double-Wide Driveway

Garage Desc: Attached Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Cellulose,North/South Exposure,Radiant Attic Barrier

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

Oven Type: Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Quartz

Microwave: 1

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 2.7863

Tax Amount: 1303

Tax Year: 2022

Maint Fee Includes: Recreational Facilities

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Builder

Location Details

Area: 19

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: Travel north on I-45 to TX-336 Loop/TX-75 N/Frazier St, turn right onto S Loop 336 W, turn right onto Stewarts Forest Dr., turn right on Briac Lane.

School Elementary: WILKINSON ELEMENTARY SCHOOL

School Middle: STOCKTON JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Stewarts Forest

Geo Market Area: Conroe Southeast

State: Texas

Zip: 77301

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: No Disclosures

Disposal: 1

Finance Available: Cash Sale,Conventional

Range Type: Gas Cooktop

Legal: S902410 - STEWARTS FOREST 10, BLOCK 1, LOT 4

Legal Subdivision: Stewarts Forest 10

DOM: 16

Courtesy of

List Office Name: Martha Turner Sotheby's International Realty