



\$900,000.00

10313 PARADISE VALLEY DR, CONROE, TX 77304, USA

<https://test.houston-re.com>

Gorgeous setting within an upscale, gated enclave of protected forested acreage. Homes require a 20 ft “necklace” of wooded privacy between lots. Beautiful 3/4 acre custom is acclimated to its lush wooded surroundings & beautiful beach entry pool. Walls of tall windows with transoms showcase extraordinary views of majestic trees & deer passing. Designed to [...]

Rooms & Units Description



Property title: 10313 Paradise Conroe Texas 77304

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

Bed Room Description: All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Split Plan,Walk-In Closet

Photo Count: 34

HOA Mandatory: 1

Key Map: 157E

Room Count: 17

Beds Max: 4

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

Subdivision Lake Access YN: 1

Original List Price: 900000.00

Property Details

Parcel Number: 9227-02-08000

Style: Traditional

Price Sq Ft List: 208.82

Acres Description: 1/2 Up to 1 Acre

Stories: 1.5

Ownership: Full Ownership

Lot Description: Subdivision Lot,Wooded

List Type: Exclusive Right to Sell/Lease

Acres: 0.869

Dwelling Type: Free Standing

Floors: Carpet,Tile,Wood

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Property Features



Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Porch,Sprinkler System,Workshop

Roof: Composition

Garage Carport: Additional Parking,Double-Wide Driveway,Workshop

No Of Garage Cap: 3

Cool System: Central Electric,Zoned

Fireplace Description: Gas Connections,Gaslog Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Blown Cellulose,North/South Exposure

Oven Type: Double Oven,Electric Oven

Water Sewer: Public Sewer,Public Water

Siding: Brick,Cement Board

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Wired for Sound

Foundation: Slab

Garage Desc: Oversized Garage

Heat System: Central Gas,Zoned

Pool Private: 1, Gunite

Fireplaces Number: 1

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

Dishwasher: 1

Microwave: 1

Fees & Taxes

Tax Rate: 2.1

Tax Amount: 12678

Tax Year: 2022

Maint Fee Includes: Grounds,Limited Access Gates,Recreational Facilities

Other Mandatory Fee: Transfer **Fee Other:** 1

Fee Other Amount: \$375.00

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District



Location Details

Area: 19	County Or Parish: Montgomery
School District: 56 - Willis	Directions: From I-45N, Go west on FM 3083. R Nursery. Enter gate on R into Teaswood. Home on R. From Longmire go north, R League Line. R Teaswood Dr. Enter gate. Continue past Covered Bridge. Veer straight at 4 Way Stop onto Paradise Valley. Home on Left.
School Elementary: LAGWAY ELEMENTARY SCHOOL	School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL
School High: WILLIS HIGH SCHOOL	Subdivision: Teaswood 02
Geo Market Area: Lake Conroe Area	State: Texas
Zip: 77304	City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory	Realist Block: Deed Restrictions,Restricted
Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections	Disclosures: Sellers Disclosure
Disposal: 1	Exclusions: Pot rack
Finance Available: Cash Sale,Conventional,VA	Range Type: Gas Cooktop
Legal: S922702 - TEASWOOD 02, BLOCK 1, LOT 80	Legal Subdivision: Teaswood 02
Access: Automatic Gate	

Courtesy of

List Office Name: Martha Turner Sotheby's International Realty

