



\$260,000.00

**10801 ROYAL ADRIAN DR, CONROE, TX
77303, USA**

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



Beautiful two year old home. Extra large lot at .31 acre. Lots of upgrades: Engineered wood and ceramic tile floors thruout, granite counter tops, upgraded electric/plumbing fixtures, real stone on front of house. Handmade cedar shutters and porch rail. Cedar beams on front gables. Call for more details. Ready for move in by 11-01-2023 or [...]

Rooms & Units Description



Property title: 10801 Royal Adrian Conroe Texas 77303

Room Description: Breakfast Room,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in Garage

Bed Room Description: 1 Bedroom Up,All Bedrooms Up,Primary Bed - 1st Floor

HOA Mandatory: 1

Key Map: 128M

Room Count: 7

Beds Max: 3

Photo Count: 21

Original List Price: 260000.00

Garage Dimension: 20x20

Property Details

Parcel Number: 8470-02-20400

Lot Dimention: 88 x 157

Style: Traditional

Builder Name: Prominent Homes

Acres: 0.31

Dwelling Type: Free Standing

Floors: Engineered Wood,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Cleared,Subdivision Lot,Wooded

For Lease: 1

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 253.16

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

Stories: 1

Ownership: Full Ownership

Property Features



Exterior: Back Yard,Fully Fenced	Interior: Dry Bar,Fire/Smoke Alarm,High Ceiling
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage	No Of Garage Cap: 2
Heat System: Central Electric,Zoned	Cool System: Central Electric,Zoned
Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,North/South Exposure	Oven Type: Electric Oven,Freestanding Oven
Dishwasher: 1	Water Sewer: Aerobic,Public Water
Countertops: Granite	Siding: Cement Board,Stone

Fees & Taxes

Tax Rate: 1.78	Tax Amount: 3564
Tax Year: 2023	Other Mandatory Fee: transfer fee
Fee Other: 1	Fee Other Amount: 325

Basics

Baths Full: 2	Year Built Src: Builder
Price Change Timestamp: 2023-08-31T14:22:42.557	

Location Details



Area: 19

School District: 56 - Willis

School Elementary: EDWARD B. CANNAN ELEMENTARY SCHOOL

School High: WILLIS HIGH SCHOOL

Geo Market Area: Willis Area

Zip: 77303

County Or Parish: Montgomery

Directions: I-45 North to FM 3083, turn right. Turn left on FM 1484. Go approx. 4.5 miles to Rose Rd and turn left. Go 1.1 miles and turn right on Royal Magnolia then, left on Royal Green then right on Royal Adrian. Property is on the left.

School Middle: LYNN LUCAS MIDDLE SCHOOL

Subdivision: Royal Forest

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Exemptions: none

Range Type: Electric Range,Freestanding Range

Legal Subdivision: ROYAL FOREST

Realist Block: Deed Restrictions

Disclosures: Owner/Agent

Exclusions: none

Finance Available: Cash Sale,Owner Financing

Legal: section 02, lot #1202

Courtesy of

List Office Name: Glenn A. Johnson

