\$2,250,000.00

# 11081 LAKE FOREST DR, CONROE, TX 77384, USA

https://test.houston-re.com

This stunning gated Mediterranean estate is the definition of luxury.Nestled on 5 acres in Red Oak Ranch w/circular drive,Cantera fountain & dramatic 2 story entry.2 bedrooms down,underground basement/safe room w/concrete walls & fresh air piped in.Both formals,executive office,top of the line media room down,gameroom,bonus room & 2 laundry rooms.Chef's kit w/granite,stainless appliances,three ovens,6 burner gas [...]

# **Rooms & Units Description**





**Property title:** 11081 Lake Forest Conroe Texas 77384 Room Count: 14

Room Description: Basement, Breakfast

Room, Den, Formal Dining, Formal Living, Gameroom

Up, Home Office/Study, Living Area - 1st Floor, Living Area -

2nd Floor, Media, Utility Room in House

**Bed Room Description:** 2 Bedrooms Down, En-Suite Bath, Primary Bed - 1st Floor, Sitting Area, Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks, Primary Bath: Jetted Tub, Primary Bath: Separate Shower, Secondary Bath(s): Shower

Only, Vanity Area

Beds Max: 5

Photo Count: 47 HOA Mandatory: 1

Additional School: BEAR BRANCH INTERMEDIATE

SCHOOL

**Key Map:** 216B

Original List Price: 2950000.00

## **Property Details**

Parcel Number: 8269-02-00400 Lot Desciption: Cleared, Subdivision Lot, Wooded

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

**Builder Name:** RC Construction **Price Sq Ft List:** 235.82

Acres: 5 Acres Desciption: 5 Up to 10 Acres

**Dwelling Type:** Free Standing **Stories:** 2

Floors: Carpet, Tile, Wood Restrictions: Deed Restrictions, Horses Allowed, Restricted,

Deed Restrictions, Horses Allowed, Restricted

# **Property Features**



Exterior: Back Yard, Back Yard

Fenced, Balcony, Mosquito Control System, Outdoor

Fireplace,Outdoor

Kitchen, Patio/Deck, Porch, Private

Driveway, Workshop

Roof: Tile

**Garage Carport:** Additional Parking, Auto Driveway Gate, Auto Garage Door Opener, Circle Driveway, Double-Wide Driveway, Driveway

Gate, Porte-Cochere, Workshop

No Of Garage Cap: 4

Carport Spaces Count: 4

**Cool System:** Central Electric, Zoned

Fireplace Description: Freestanding, Gaslog

Fireplace

**Energy:** Attic Vents, Ceiling Fans, Digital Program

Thermostat, Energy Star/Reflective

Roof, Generator, High-Efficiency HVAC, HVAC>13

SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Cellulose,North/South Exposure,Other Energy Features,Radiant Attic Barrier,Tankless/On-

Demand H2O Heater

Oven Type: Double Oven, Gas Oven

Water Sewer: Public Sewer, Public Water, Septic

Tank

Microwave: 1

Interior: 2 Staircases, Alarm System -Owned, Central Vacuum, Crown Molding, Drapes/Curtains/Window Cover, Fire/Smoke Alarm, High Ceiling, Spa/Hot Tub, Wet Bar

Foundation: Slab

**Garage Desc:** Attached Garage

**Carport Description:** Attached Carport

Heat System: Central Gas, Zoned

Pool Private: 1, Gunite, Heated, In Ground

Fireplaces Number: 3

Kitchen Desc: Breakfast Bar, Butler

Pantry, Island w/o Cooktop, Kitchen open to

Family Room, Pot Filler, Reverse

Osmosis, Walk-in Pantry

Dishwasher: 1

Countertops: Granite & Marble

**Siding:** Stone, Stucco

#### Fees & Taxes

**Tax Rate:** 1.8587 **Tax Amount:** 43771

Tax Year: 2022 Maint Fee Includes: Grounds

Other Mandatory Fee: Transfer Fee Fee Other: 1

Fee Other Amount: 255

### **Basics**



Baths Full: 6 Year Built Src: Appraisal District

**Price Change Timestamp:** 2023-07-12T06:37:13.350

#### **Location Details**

Area: 15 County Or Parish: Montgomery

School District: 36 - Magnolia Directions: I-45, WEST ON 1488, RIGHT ONTO OLD

CONROE RD, LEFT ONTO LAKE FOREST, HOUSE IS

THE FIRST ON THE LEFT.

School Elementary: TOM R. ELLISOR School Middle: BEAR BRANCH JUNIOR HIGH

ELEMENTARY SCHOOL SCHOOL

School High: MAGNOLIA HIGH SCHOOL Subdivision: Red Oak Ranch 02

Geo Market Area: Magnolia/1488 East State: Texas

**Zip:** 77384 **City:** Conroe

#### **Miscellaneous**

Annual Maint Desc: Mandatory Realist Block: Deed Restrictions, Horses

Allowed,Restricted

**Connections:** Electric Dryer Connections, Gas Dryer

Disclosures: Exclusions, Sellers

Connections, Washer Connections Disclosu

Finance Available: Cash Sale, Conventional, FHA, VA Ra

Legal: RED OAK RANCH 02, BLOCK 1, LOT 4, ACRES

5.00

**DOM:** 191

Disposal: 1

Disclosure

**Exemptions:** Homestead,,,,,,,,,

Range Type: Gas Range, Grill

**Access:** Driveway Gate

## Courtesy of

List Office Name: CB&A, Realtors

