



\$315,000.00

**11344 PAT GEORGE BLVD, CONROE, TX
77303, USA**

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



Beautiful Home Ranch Style! 4 bedrooms /2 baths sell as is .Get the privacy you want in a lot of 1.5 Acres. New paint , new roof and AC replaced one year ago. Close to Walgreens and other amenities. No HOA. Septic Tank. Wooded and fenced, flood zone X. Seller Motivated, bring your offers!! Sell [...]

Rooms & Units Description

Property title: 11344 Pat George Conroe Texas 77303

Room Description: Breakfast Room,Family Room,Utility Room in Garage

Master Bath Desc: Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

Additional School: BOZMAN INTERMEDIATE SCHOOL

Room Count: 8

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

Photo Count: 16

Original List Price: 380000.00



Property Details

Parcel Number: 3590-00-07000	Lot Description: Cleared,Wooded
Style: Ranch	List Type: Exclusive Right to Sell/Lease
Price Sq Ft List: 152.62	Acres: 1.54
Acres Description: 1 Up to 2 Acres	Dwelling Type: Free Standing
Stories: 1	Floors: Laminate
Restrictions: No Restrictions, No Restrictions	

Property Features

Exterior: Back Yard Fenced,Covered Patio/Deck,Patio/Deck	Interior: Fire/Smoke Alarm
Roof: Composition	Foundation: Slab
Garage Carport: Additional Parking,Driveway Gate	Carport Description: Detached Carport
Carport Spaces Count: 4	Heat System: Central Gas
Cool System: Central Electric	Kitchen Desc: Kitchen open to Family Room
Water Sewer: Public Water,Septic Tank	Siding: Brick,Other

Fees & Taxes

Tax Rate: 1.6468	Tax Amount: 6018
Tax Year: 2022	

Basics

Baths Full: 2	Year Built Src: Appraisal District
Price Change Timestamp: 2023-06-15T08:35:39.460	



Location Details

Area: 19

School District: 11 - Conroe

School Elementary: PATTERSON
ELEMENTARY SCHOOL (CONROE)

School High: CONROE HIGH SCHOOL

Geo Market Area: Conroe Northeast

Zip: 77303

County Or Parish: Montgomery

Directions: From I-45 N, Take exit toward TX75N/Tx
336 Loop . Turn right onto S Loop 336 E. turn right
onto Pat George Blvd., home is on the right

School Middle: STOCKTON JUNIOR HIGH SCHOOL

Subdivision: Crystal Creek Forest

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: No

Connections: Electric Dryer Connections,Washer Connections

Finance Available: Cash Sale,Investor,Other

Legal: S359000 - CRYSTAL CREEK FOREST, LOT 69, 70, ACRES
1.54

Realist Block: No Restrictions

Disclosures: Sellers Disclosure

Range Type: Gas Range

DOM: 113

Courtesy of

List Office Name: Spirit Real Estate Group, LLC

