



\$145,000.00

**11520 PERSIMMON ST, WILLIS, TX 77318,  
USA**

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



Looking for land and a country home only a short walk from Lake Conroe under \$200,000? Well, HERE IT IS! Walnut Cove offers amenities like, Lake Conroe access via the neighborhood boat ramp, shared oversized pool, a basket ball court, large pavilion areas, a park for the kiddos and Willis ISD Schools! This beautiful corner [...]

**Rooms & Units Description**

**Property title:** 11520 Persimmon Willis Texas 77318

**Room Count:** 4

**Room Description:** 1 Living Area,Kitchen/Dining Combo

**Bed Room Description:** Primary Bed - 1st Floor

**Master Bath Desc:** Primary Bath: Soaking Tub

**Photo Count:** 24

**HOA Mandatory:** 1

**Original List Price:** 145000.00

**Key Map:** 96T

**Vac Rental:** Allowed



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## Property Details

<b>Parcel Number:</b> 9462-02-56700	<b>Lot Description:</b> Cleared,Corner,Subdivision Lot
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 251.74	<b>Acres:</b> 0.1997
<b>Acres Description:</b> 0 Up To 1/4 Acre	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 2	<b>Floors:</b> Carpet,Wood
<b>Restrictions:</b> Deed Restrictions,Mobile Home Allowed, Deed Restrictions,Mobile Home Allowed	

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## Property Features

<b>Exterior:</b> Back Yard,Fully Fenced,Porch,Side Yard	<b>Roof:</b> Composition
<b>Foundation:</b> Pier & Beam	<b>Garage Carport:</b> RV Parking
<b>Heat System:</b> Window Unit	<b>Cool System:</b> Window Units
<b>Pool Area:</b> 1	<b>Energy:</b> Ceiling Fans
<b>Oven Type:</b> Electric Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Public Water	<b>Microwave:</b> 1
<b>Siding:</b> Other,Vinyl	

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## Fees & Taxes

<b>Tax Rate:</b> 1.7821	<b>Tax Amount:</b> 1300
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Clubhouse,Grounds,Recreational Facilities
<b>Other Mandatory Fee:</b> Transfer	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 500	

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## Basics



**Baths Full:** 1

**Year Built Src:** Appraisal District

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## Location Details

**Area:** 39

**School District:** 56 - Willis

**School Elementary:** PARMLEY  
ELEMENTARY SCHOOL

**School High:** WILLIS HIGH  
SCHOOL

**Geo Market Area:** Lake Conroe  
Area

**Zip:** 77318

**County Or Parish:** Montgomery

**Directions:** I-45 N; Take exit 97 toward Calvary Rd;  
Continue on Calvary Rd. Drive to Persimmon St; Left onto  
Calvary Rd; Left onto Amblewood St; Left onto Andwood St;  
Right onto Maywood St; Right onto Sassafras; Left onto  
Persimmon St; Property on Corner

**School Middle:** LYNN LUCAS MIDDLE SCHOOL

**Subdivision:** Walnut Cove

**State:** Texas

**City:** Willis

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer  
Connections,Washer Connections

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

**Range Type:** Electric Range

**DOM:** 102

**Realist Block:** Deed Restrictions,Mobile Home  
Allowed

**Disclosures:** Sellers Disclosure

**Finance Available:** Cash  
Sale,Conventional,FHA,USDA Loan,VA

**Legal:** S946202 - WALNUT COVE 02, BLOCK 8, LOT 1,  
2, 3, 4

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## Courtesy of

**List Office Name:** eXp Realty, LLC

