



\$2,425,000.00

12316 OAK BEND CIR, CONROE, TX 77304, USA

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



Welcome to paradise! For Lease or Sale. This extraordinary waterfront home offers an unparalleled location with breathtaking sunset views. Step into luxury with a private heated pool, hot tub, and an outdoor living space that features a large covered kitchen, fireplace and seating area, ideal for entertaining guests, or relaxing with family and friends. Boating [...]

Rooms & Units Description



Property title: 12316 Oak Bend Conroe Texas 77304

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor,Living/Dining Combo,Media,Utility Room in House,Wine Room

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

Subdivision Lake Access YN: 1

Original List Price: 2425000.00

Vac Rental: Not Allowed

Room Count: 12

Bed Room Description: Primary Bed - 1st Floor,Primary Bed - 2nd Floor,Sitting Area,Split Plan,Walk-In Closet

Photo Count: 49

HOA Mandatory: 1

Key Map: 156A

Property Details

Parcel Number: 9531-00-03100

For Lease: 1

List Type: Exclusive Right to Sell/Lease

Acres: 0.2615

Dwelling Type: Free Standing

Floors: Stone,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Cul-De-Sac,Subdivision Lot,Waterfront

Style: Mediterranean

Price Sq Ft List: 505.84

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Ownership: Full Ownership

Property Features



Exterior: Balcony,Controlled Subdivision Access,Covered Patio/Deck,Mosquito Control System,Outdoor Fireplace,Outdoor Kitchen,Patio/Deck,Porch,Private Driveway,Satellite Dish,Spa/Hot Tub,Sprinkler System

Roof: Composition,Tile

Garage Desc: Attached Garage,Oversized Garage

Heat System: Central Gas,Zoned

Pool Private: 1, Heated,In Ground,Salt Water

Fireplaces Number: 2

Kitchen Desc: Breakfast Bar,Butler Pantry,Instant Hot Water,Kitchen open to Family Room,Pantry,Pot Filler,Pots/Pans Drawers,Reverse Osmosis,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Water Amenity: Boat Lift,Boat Slip,Bulkhead,Lakefront, Boat Lift,Boat Slip,Bulkhead,Lakefront

Interior: Alarm System - Owned,Balcony,Crown Molding,Drapes/Curtains/Window Cover,Elevator,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Spa/Hot Tub,Wet Bar,Wired for Sound

Foundation: Slab

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/Low-E windows,Insulation - Other

Oven Type: Double Oven

Water Sewer: Other Water/Sewer

Siding: Stucco

Fees & Taxes

Tax Rate: 2.114

Tax Amount: 30503

Tax Year: 2022

Maint Fee Includes: Limited Access Gates,Other

Other Mandatory Fee: gates / entrance **Fee Other:** 1

Fee Other Amount: 150

Basics



Location Details

Area: 39	County Or Parish: Montgomery
School District: 56 - Willis	Directions: Accompanied Showing Longmire road to Left on Longmire Way, Turn into White Oak Ranch Dr (Enter Gate Code) Turn left on White Oak Trace. Take the first right on Oak Bend Circle. Home on the right.
School Elementary: LAGWAY ELEMENTARY SCHOOL	School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL
School High: WILLIS HIGH SCHOOL	Subdivision: White Oak Ranch
Geo Market Area: Lake Conroe Area	State: Texas
Zip: 77304	City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory	Realist Block: Deed Restrictions
Connections: Electric Dryer Connections,Gas Dryer Connections	Disclosures: Exclusions,Sellers Disclosure
Disposal: 1	Exclusions: TVs, Washer, Dryer, Garage Drink Refrigerator
Finance Available: Cash Sale,Conventional	Range Type: Gas Range
Legal: WHITE OAK RANCH 01, BLOCK 1, LOT 31	Legal Subdivision: WHITE OAK RANCH
Access: Automatic Gate	DOM: 10

Courtesy of

List Office Name: Keller Williams Professionals

