



\$264,000.00

13262 LAKE BREEZE LN, WILLIS, TX 77318, USA

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



Great location just off of LAKE CONROE with great community features such as a community boat ramp, park, picnic area, & basketball court. Very convenient to I-45, TX-105, Loop 336 and just minutes from all that Lake Conroe has to offer! The home boasts an updated 3 bedroom, 2 bath open floor plan with a [...]

Rooms & Units Description

Property title: 13262 Lake Breeze Willis Texas 77318

Room Description: Breakfast Room,Family Room,Living Area - 1st Floor

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower

Subdivision Lake Access YN: 1

Original List Price: 264000.00

Room Count: 8

Bed Room Description: All Bedrooms Down

Photo Count: 26

HOA Mandatory: 1

Key Map: 126E



Property Details

Parcel Number: 6595-00-13500	Lot Description: Subdivision Lot
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Price Sq Ft List: 151.64	Acres: 0.2069
Acres Description: 0 Up To 1/4 Acre	Dwelling Type: Free Standing
Stories: 1	Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage	No Of Garage Cap: 2
Heat System: Central Electric	Cool System: Central Electric
Fireplace Description: Wood Burning Fireplace	Fireplaces Number: 1
Energy: Ceiling Fans	Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry
Oven Type: Electric Oven	Dishwasher: 1
Water Sewer: Water District	Countertops: Granite
Microwave: 1	Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 2.2203	Tax Amount: 4540
Tax Year: 2022	Other Mandatory Fee: Transfer
Fee Other: 1	Fee Other Amount: 150

Basics

Baths Full: 2	Year Built Src: Appraisal District
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Location Details

Area: 39	County Or Parish: Montgomery
School District: 56 - Willis	Directions: Via I-45 N -- Take the FM 830 exit. Turn left onto FM 830 W. Turn right onto Cude Cemetery Rd. Turn left onto Moon Rd. Slight right onto Ridgecrest Dr. Turn left onto Lake Breeze Ln. Property will be on the right.
School Elementary: W. LLOYD MEADOR ELEMENTARY SCHOOL	School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL
School High: WILLIS HIGH SCHOOL	Subdivision: Lake Conroe Hills 01
Geo Market Area: Lake Conroe Area	State: Texas
Zip: 77318	City: Willis

Miscellaneous

Annual Maint Desc: Mandatory	Realist Block: Deed Restrictions
Connections: Electric Dryer Connections,Washer Connections	Disclosures: Mud,Sellers Disclosure
Disposal: 1	Exemptions: Homestead,,,,,,,,,,
Finance Available: Cash Sale,Conventional,FHA,VA	Range Type: Electric Cooktop
Legal: LAKE CONROE HILLS 01, BLOCK 3, LOT 22	DOM: 1

Courtesy of

List Office Name: eXp Realty, LLC

