



\$249,900.00

## 15174 MCRAE LAKE, CONROE, TX 77303, USA

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



Ideal setting in a quiet neighborhood. Neighborhood lake with clubhouse. 835 SQ FT Barn (33'X25') on a slab. Detached 460 SQ FT Garage (23'X20') on a slab. 216 SQ FT porch (36'X6'). Both bedrooms open to a 216 SQ FT Balcony (36'X6)'. Huge closets. Wooded lot.

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### Rooms & Units Description

**Property title:** 15114 Mcrae Conroe Texas 77303

**Room Description:** 1 Living Area,Living Area - 1st Floor,Utility Room in House

**Photo Count:** 14

**Additional School:** GRANGERLAND INTERMEDIATE SCHOOL

**Key Map:** 130X

**Room Count:** 3

**Bed Room Description:** All Bedrooms Up

**Subdivision Lake Access YN:** 1

**Original List Price:** 399000.00



Property Details

Parcel Number: 6980-00-04600      Lot Description: Wooded  
Style: Traditional      List Type: Exclusive Right to Sell/Lease  
Price Sq Ft List: 173.54      Acres: 1.9  
Acres Description: 1 Up to 2 Acres      Dwelling Type: Free Standing  
Stories: 2      Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Balcony,Barn/Stable,Patio/Deck,Porch,Private Driveway,Side Yard,Storage Shed,Workshop      Roof: Composition  
Foundation: Slab      Garage Desc: Detached Garage  
No Of Garage Cap: 6      Heat System: Propane  
Cool System: Central Electric      Fireplaces Number: 1  
Water Sewer: Septic Tank,Well      Siding: Wood

Fees & Taxes

Tax Rate: 1.7421      Tax Amount: 2983  
Tax Year: 2022

Basics

Baths Full: 2      Year Built Src: Appraisal District  
Price Change Timestamp: 2023-07-01T14:16:32.210

Location Details



**Area:** 19

**School District:** 11 - Conroe

**School Elementary:** AUSTIN  
ELEMENTARY SCHOOL (CONROE)

**School High:** CANEY CREEK HIGH  
SCHOOL

**Geo Market Area:** Conroe Northeast

**Zip:** 77303

**County Or Parish:** Montgomery

**Directions:** FROM I 45 IN CONROE EAST ON FM  
3083 TO NORTH ON FM 1484 TO RIGHT ON McRAE  
LAKE. HOME ON THE LEFT

**School Middle:** MOORHEAD JUNIOR HIGH SCHOOL

**Subdivision:** Mcrae Lake 01

**State:** Texas

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** No

**Disclosures:** Corporate Listing,Sellers Disclosure

**Finance Available:** Cash  
Sale,Conventional,FHA,Investor,Owner Financing,Texas  
Veterans Land Board,USDA Loan,VA

**DOM:** 109

**Realist Block:** Deed Restrictions

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

**Legal:** S698000 - MCREA LAKE 01,  
BLOCK 2, LOT 9-14, ACRES 1.9

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## Courtesy of

**List Office Name:** Richards & Assoc. Real Estate

