



\$220,000.00

**16319 BIRCH HOLLOW DR, CONROE, TX  
77303, USA**

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



Great, well-maintained home located in a cul-de-sac. Featuring 4 bedrooms 2 baths and covered front porch perfect for relaxing. Additional pictures to be uploaded.

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## Rooms & Units Description

**Property title:** 16319 Birch Hollow Conroe  
Texas 77303

**Room Count:** 5

**Room Description:** Kitchen/Dining Combo

**Beds Max:** 3

**Bed Room Description:** Walk-In Closet

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

**Photo Count:** 14

**HOA Mandatory:** 1

**Additional School:** GRANGERLAND  
INTERMEDIATE SCHOOL

**Original List Price:** 220000.00



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## Property Details

**Parcel Number:** 3562-03-01401

**Style:** Other Style

**Price Sq Ft List:** 132.21

**Dwelling Type:** Free Standing

**Restrictions:** Unknown, Unknown

**Lot Description:** Cul-De-Sac

**List Type:** Exclusive Right to Sell/Lease

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 1

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## Property Features

**Roof:** Composition

**Heat System:** Central Electric

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room

**Siding:** Other

**Foundation:** Pier & Beam

**Cool System:** Central Electric

**Water Sewer:** Public Sewer,Public Water

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## Fees & Taxes

**Tax Rate:** 1.7421

**Tax Year:** 2022

**Tax Amount:** 2257

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## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

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## 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:** Get on I-69 Take Hardy Toll Rd and TX-99 to FM1314 N in Porter. Take the FM 1314 exit from TX-99 Continue on FM1314 N. Take Old Houston Rd and Crockett Martin Rd to Birch Hollow Dr

**School Middle:** MOORHEAD JUNIOR HIGH SCHOOL

**Subdivision:** Crockett Trace Estates 03

**State:** Texas

**City:** Conroe

Miscellaneous

**Annual Maint Desc:** Mandatory

**Disclosures:** Sellers Disclosure

**Legal:** S356203 - CROCKETT TRACE ESTATES 03, BLOCK 1, LOT 14, SERIAL

**Realist Block:** Unknown

**Finance Available:** Cash Sale,Conventional

**DOM:** 61

Courtesy of

**List Office Name:** Vive Realty LLC

