



\$774,000.00

17347 CAMILLIA TRAILS, WOODLOCH, TX 77302, USA

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

Executive Class Brick & Stone Elevation. Located on a Cul-de-sac and backs to a Greenbelt with no neighbors directly behind. Impressive 2 Story Family Room open to the Kitchen. Primary Retreat Downstairs with a luxurious spa like bath & oversize shower. An additional Guest Bedroom with Ensuite downstairs. Huge Granite Island Kitchen, tons of Counter [...]

Rooms & Units Description



Property title: 17347 Camillia Conroe Texas 77302

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

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Master Planned Community: Artavia

HOA Mandatory: 1

Original List Price: 774000.00

Room Count: 10

Beds Max: 5

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

Photo Count: 49

Additional School: GRANGERLAND INTERMEDIATE SCHOOL

Green Certification: Energy Star Qualified Home

Property Details

Parcel Number: 2169-05-01100

Style: Traditional

Price Sq Ft List: 177.81

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Cul-De-Sac,Greenbelt

List Type: Exclusive Right to Sell/Lease

Acres: 0.2212

Dwelling Type: Free Standing

Floors: Tile,Wood

Property Features



Exterior: Back Green Space,Back Yard Fenced,Covered Patio/Deck,Outdoor Kitchen,Spa/Hot Tub,Sprinkler System	Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System,Spa/Hot Tub
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage,Tandem	No Of Garage Cap: 3
Heat System: Central Gas,Zoned	Cool System: Central Electric,Zoned
Pool Area: 1	Pool Private: 1, Gunite,In Ground
Fireplace Description: Gaslog Fireplace,Wood Burning Fireplace	Fireplaces Number: 1
Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/Reflective Roof,High-Efficiency HVAC,Insulated/Low-E windows	Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry
Oven Type: Electric Oven	Dishwasher: 1
Water Sewer: Public Sewer,Water District	Countertops: Granite
Microwave: 1	Siding: Brick,Cement Board,Stone

Fees & Taxes

Tax Rate: 3.0968	Tax Amount: 21645
Tax Year: 2022	Maint Fee Includes: Grounds,Recreational Facilities
Other Mandatory Fee: Transfer Fee	Fee Other: 1
Fee Other Amount: 350	

Basics

Baths Full: 4	Baths Half: 1
Year Built Src: Appraisal District	

Location Details



Area: 19

School District: 11 - Conroe

School Elementary: SAN JACINTO ELEMENTARY SCHOOL (CONROE)

School High: CANEY CREEK HIGH SCHOOL

Geo Market Area: Spring Northeast

Zip: 77302

County Or Parish: Montgomery

Directions: I-45 N, Take Exit toward SH-242, Turn Right onto SH-242 E, Take a Slight Right Turn onto Artavia PKWY, Turn Left onto Pieta Pass Ln, Turn Right onto Amarllis Ln, Turn Left onto Sunglow Haven St, Turn Right onto Camillia Trails

School Middle: MOORHEAD JUNIOR HIGH SCHOOL

Subdivision: Artavia

State: Texas

City: Conroe

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Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Home Protection Plan,Mud,Sellers Disclosure

Exclusions: n/a

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S216905 - ARTAVIA 05, BLOCK 2, LOT 4

DOM: 8

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disposal: 1

Exemptions: Homestead,,,,,,,,,

Range Type: Gas Cooktop

Legal Subdivision: Artavia

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Courtesy of

List Office Name: Coldwell Banker Realty

