



\$260,000.00

**17694 CEDAR PL DR, CONROE, TX 77306,
USA**

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



This beautiful one-story home in Cedar Crossing is the perfect blend of convenience and luxury. With three bedrooms, two full bathrooms and an open concept living space, this home has everything you need. As soon as you enter, you're welcomed by lofty ceilings and stunning vinyl plank flooring. The gourmet-style kitchen opens to the family [...]

Rooms & Units Description



Property title: 17686 Cedar Crest Conroe Texas 77306

Room Description: Den,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

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

HOA Mandatory: 1

Original List Price: 285000.00

Garage Dimension: 19.5x22.8

Room Count: 6

Bed Room Description: All Bedrooms Down,En-Suite Bath,Walk-In Closet

Photo Count: 22

Additional School: GRANGERLAND INTERMEDIATE SCHOOL

Vac Rental: Not Allowed

Property Details

Parcel Number: 3459-00-02300

Style: Traditional

Builder Name: Alta Homes

Acres: 0.1277

Dwelling Type: Free Standing

Floors: Carpet,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Cleared,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 156.25

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Ownership: Full Ownership

Property Features



Exterior: Back Yard Fenced,Covered
Patio/Deck,Porch,Private Driveway,Side Yard

Roof: Composition

Garage Carport: Additional Parking,Double-
Wide Driveway

No Of Garage Cap: 2

Cool System: Central Electric

Oven Type: Gas Oven

Water Sewer: Public Sewer,Public Water

Countertops: Granite

Siding: Cement Board,Stone

Interior: Drapes/Curtains/Window
Cover,Fire/Smoke Alarm,Formal
Entry/Foyer,High Ceiling

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Electric

Kitchen Desc: Breakfast Bar,Island w/o
Cooktop,Kitchen open to Family
Room,Pantry,Walk-in Pantry

Dishwasher: 1

Compactor: 1

Microwave: 1

Fees & Taxes

Tax Rate: 1.8488

Tax Year: 2022

Tax Amount: 924

Maint Fee Includes: Grounds

Basics

Baths Full: 2

Year Built Src: Appraisal District

Price Change Timestamp: 2023-06-05T18:09:30.263

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: 77306

County Or Parish: Montgomery

Directions: Take I-45N from The Woodlands to exit 84B to S Loop 336. Follow S Loop 336 E to TX - 105 E and turn right on 105. Continue about 6 miles and Cedar Crossing will be on your left. Enter the neighborhood and turn right on Cedar Crest Dr. It will be the third house on the right.

School Middle: MOORHEAD JUNIOR HIGH SCHOOL

Subdivision: Cedar Crossing 01

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S345900 - CEDAR CROSSING 01, BLOCK 3, LOT 3

Realist Block: Deed Restrictions

Disclosures: Exclusions,Sellers Disclosure

Exclusions: see list

Range Type: Gas Cooktop

DOM: 225

Courtesy of

List Office Name: CB&A, Realtors

