



**\$625,000.00**

## **2004 LILY RANCH LN, CONROE, TX 77304, USA**

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



Stunning home situated on a premium oversized cul-de-sac lot surrounded by beautiful mature trees. Loaded with upgrades! Features include 2 primary suites down, open-concept living w/abundant natural light, Italian tile flooring, stone gaslog fireplace, home office w/built-ins, upstairs gameroom, granite & quartz countertops throughout, water softener, ample storage space, electrical outlets in soffits, 3 car [...]

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### **Rooms & Units Description**



**Property title:** 2004 Lily Ranch Conroe Texas 77304

**Room Description:** Breakfast Room,Formal Dining,Gameroom Up,Home Office/Study

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

**Photo Count:** 50

**Additional School:** CRYAR INTERMEDIATE SCHOOL

**Green Certification:** Energy Star Qualified Home,Home Energy Rating/HERS

**Room Count:** 10

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

**Master Planned Community:** Graystone Hills

**HOA Mandatory:** 1

**Original List Price:** 635000.00

**Key Map:** 157K

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## Property Details

**Parcel Number:** 5393-15-00400

**Style:** Traditional

**Builder Name:** Chesmar Homes

**Acres:** 0.3087

**Dwelling Type:** Free Standing

**Floors:** Carpet,Slate,Tile,Vinyl Plank

**Utility District:** 1

**Lot Description:** Cul-De-Sac,Greenbelt,Subdivision Lot

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

**Price Sq Ft List:** 182.00

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

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



<b>Exterior:</b> Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Porch,Spa/Hot Tub,Sprinkler System	<b>Interior:</b> Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Dry Bar,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System,Wired for Sound
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Auto Garage Door Opener	<b>Garage Desc:</b> Attached Garage
<b>No Of Garage Cap:</b> 3	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Electric	<b>Pool Area:</b> 1
<b>Fireplace Description:</b> Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated Doors,Radiant Attic Barrier	<b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry
<b>Oven Type:</b> Convection Oven,Double Oven,Gas Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Water District	<b>Countertops:</b> Quartz
<b>Microwave:</b> 1	<b>Siding:</b> Brick,Stucco

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## Fees & Taxes

<b>Tax Rate:</b> 2.604	<b>Tax Amount:</b> 11065
<b>Tax Year:</b> 2022	<b>Other Mandatory Fee:</b> Transfer Fee
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 175

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## Basics

<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	<b>Price Change Timestamp:</b> 2023-08-12T17:24:14.343

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## Location Details



**Area:** 19

**School District:** 11 - Conroe

**School Elementary:** GIESINGER ELEMENTARY SCHOOL

**School High:** CONROE HIGH SCHOOL

**Geo Market Area:** Lake Conroe Area

**Zip:** 77304

**County Or Parish:** Montgomery

**Directions:** From I-45 heading north go left on North Loop 336, right on Montgomery Park Blvd, right on Franklin Woods, right on Graystone Hills, left on Lily Ranch

**School Middle:** PEET JUNIOR HIGH SCHOOL

**Subdivision:** Graystone Hills

**State:** Texas

**City:** Conroe

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disposal:** 1

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

**Range Type:** Gas Cooktop

**Legal Subdivision:** GRAYSTONE HILLS

**Master Planned Community YN:** 1

**Disclosures:** Mud,Sellers Disclosure

**Exclusions:** See Attached Exclusions List

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** S539315 - GRAYSTONE HILLS 15, BLOCK 2, LOT 1

**DOM:** 28

Courtesy of

**List Office Name:** eXp Realty, LLC

