



\$1,329,000.00

**2303 BOTTLEBRUSH LN, CONROE, TX 77384,
USA**

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



Stunning 2-story, 5 bedroom home is perfectly situated in the beautiful community of Stillwater. Immediately you are welcomed with a large foyer, high ceilings, natural lighting, and a fireplace. In the heart of the home you will find an spectacular kitchen large granite island kitchen stocked with hand custom cabinetry,walk-in pantry. A convenient home office [...]

Rooms & Units Description



Property title: 2303 Bottlebrush Conroe Texas 77384

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

Master Bath Desc: Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Shower Only

Open House Public Count: 1

HOA Mandatory: 1

Original List Price: 1329000.00

Room Count: 9

Bed Room Description: 1 Bedroom Down - Not Primary BR,Primary Bed - 1st Floor,Walk-In Closet

Open House Public Upcoming: Public: Sat Sep 2, 1:00PM-3:00PM

Photo Count: 37

Additional School: MITCHELL INTERMEDIATE SCHOOL

Property Details

Parcel Number: 9033-00-03800

Style: Traditional

Price Sq Ft List: 287.17

Acres Description: 1/4 Up to 1/2 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.3496

Dwelling Type: Free Standing

Floors: Carpet,Tile,Wood

Property Features



Exterior: Back Yard Fenced,Covered Patio/Deck	Interior: Alarm System - Owned,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage,Tandem	No Of Garage Cap: 3
Heat System: Central Electric	Cool System: Central Electric
Pool Private: 1, Gunite,Heated	Fireplace Description: Wood Burning Fireplace
Fireplaces Number: 1	Energy: Attic Vents,Digital Program Thermostat,Energy Star/CFL/LED Lights,High- Efficiency HVAC,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier
Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Under Cabinet Lighting,Walk-in Pantry	Oven Type: Convection Oven,Double Oven,Gas Oven
Dishwasher: 1	Water Sewer: Water District
Microwave: 1	Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 2.954	Tax Amount: 21462
Tax Year: 2022	Maint Fee Includes: Grounds

Basics

Baths Full: 5	Baths Half: 1
Year Built Src: Appraisal District	

Location Details



Area: 15

School District: 11 - Conroe

School Elementary: POWELL
ELEMENTARY SCHOOL (CONROE)

School High: THE WOODLANDS
HIGH SCHOOL

Geo Market Area: Conroe
Southwest

Zip: 77384

County Or Parish: Montgomery

Directions: DRIVING I-45 NORTH, EXIT 81 FM 1488,
DRIVE I-45 SOUTH FWY .2 MILES , TURN TURN RIGHT
GUINN RD, TURN LEFT STILLWATER CREEK DR., RIGHT
SWEETGRASS LN,LEFT BLUESTEAM DR, TURN RIGHT
BOTTLEBRUSH LN.

School Middle: MCCULLOUGH JUNIOR HIGH SCHOOL

Subdivision: Stillwater 01

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Finance Available: Cash Sale,Conventional

Legal: S903300 - STILLWATER 01, BLOCK 1, LOT 38

DOM: 3

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

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

Range Type: Electric Cooktop,Gas
Cooktop

Legal Subdivision: STILLWATER

Courtesy of

List Office Name: Houston Homes Legacy Group LLC

