



\$395,000.00

## 24 INDIAN WELLS LN, CONROE, TX 77304, USA

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



Come home to this peaceful, nature lovers delight. Nestled & hidden under mature trees, this updated 1-story golf-view, brick charmer offers a terrific split plan layout, high ceilings, huge windows and amazing privacy, while enjoying views of Panorama's greens. Welcoming entry leads into a spacious living room w/ floor-to-ceiling fireplace, wall of windows & eng [...]

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### Rooms & Units Description



**Property title:** 24 Indian Wells Conroe Texas 77304

**Room Description:** Breakfast Room,Formal Dining,Formal Living,Utility Room in House

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

**Original List Price:** 395000.00

**Room Count:** 8

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

**Photo Count:** 48

**Key Map:** 127X

## Property Details

**Parcel Number:** 7725-02-02400

**Style:** Ranch,Traditional

**Price Sq Ft List:** 152.04

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

**Stories:** 1

**Restrictions:** Restricted, Restricted

**Lot Description:** In Golf Course Community,On Golf Course,Subdivision Lot,Wooded

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

**Acres:** 0.2879

**Dwelling Type:** Free Standing

**Floors:** Engineered Wood,Tile,Vinyl Plank

## Property Features

**Exterior:** Covered Patio/Deck,Private Driveway,Sprinkler System,Subdivision Tennis Court

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Pantry

**Dishwasher:** 1

**Microwave:** 1

**Siding:** Brick,Wood

**Interior:** Drapes/Curtains/Window Cover,Formal Entry/Foyer,High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace,Wood Burning Fireplace

**Energy:** Ceiling Fans

**Oven Type:** Convection Oven,Electric Oven

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

**Golf Course:** Panorama Golf Club



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## Fees & Taxes

**Tax Rate:** 2.3821

**Tax Amount:** 7167

**Tax Year:** 2022

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## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

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## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 56 - Willis

**Directions:** I-45 exit FM 830, go west; make first left on Westchester; Right on Indian Wells; driveway is at the bend/corner of Indian Wells and Cole Brook on the right. Note: house is hidden down the wooded private drive, look for sign.

**School Elementary:** A.R. TURNER ELEMENTARY SCHOOL

**School Middle:** ROBERT P. BRABHAM MIDDLE SCHOOL

**School High:** WILLIS HIGH SCHOOL

**Subdivision:** Panorama

**Geo Market Area:** Lake Conroe Area

**State:** Texas

**Zip:** 77304

**City:** Conroe

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## Miscellaneous



**Annual Maint Desc:** No

**Connections:** Electric Dryer Connections,Washer Connections

**Disposal:** 1

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

**Legal:** PANORAMA-HIWON 02, LOT 24

**DOM:** 5

**Realist Block:** Restricted

**Disclosures:** Sellers Disclosure

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

**Range Type:** Electric Cooktop

**Legal Subdivision:** PANORAMA-HIWON

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## Courtesy of

**List Office Name:** Strong Real Estate Co.

