



**\$699,999.00**

**257 MARBLE GARDEN LN, CONROE, TX  
77304, USA**

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



This rare 1 story Drees Custom Home with 4 bedrooms on a 65ft corner lot offers the perfect blend of luxury & convenience in the heart of Grand Central Park! A private office & formal dining room are located just off the welcoming entry. The dining room boasts a stunning wine closet featuring 2 wine [...]

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## **Rooms & Units Description**



**Property title:** 257 Marble Garden Conroe Texas 77304

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

**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:** Home Energy Rating/HERS

**Room Count:** 14

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

**Master Planned Community:** Grand Central Park

**HOA Mandatory:** 1

**Original List Price:** 725000.00

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## Property Details

**Parcel Number:** 5375-06-02800

**Style:** Traditional

**Builder Name:** Drees Custom

**Acres:** 0.2518

**Dwelling Type:** Free Standing

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Corner,Subdivision Lot

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

**Price Sq Ft List:** 198.58

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

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Back Yard Fenced,Covered  
Patio/Deck,Sprinkler System

**Foundation:** Slab

**Garage Desc:** Attached Garage,Tandem

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

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

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Stone,Stucco

**Roof:** Composition

**Garage Carport:** Double-Wide Driveway

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Energy:** Attic Vents,Ceiling Fans,Digital Program  
Thermostat,Energy Star Appliances,High-Efficiency  
HVAC,Insulated Doors,Insulated/Low-E  
windows,Insulation - Batt,Tankless/On-Demand H2O  
Heater

**Oven Type:** Electric Oven,Single Oven

**Water Sewer:** Water District

**Microwave:** 1

Fees & Taxes

**Tax Rate:** 2.674

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer Fee

**Fee Other Amount:** 375

**Tax Amount:** 18835

**Maint Fee Includes:** Clubhouse,Other,Recreational  
Facilities

**Fee Other:** 1

Basics

**Baths Full:** 4

**Year Built Src:** Appraisal District

**Baths Half:** 1

**Price Change Timestamp:** 2023-06-01T13:49:17.283

Location Details



<b>Area:</b> 19	<b>County Or Parish:</b> Montgomery
<b>School District:</b> 11 - Conroe	<b>Directions:</b> From I-45N, Take exit 84B towards TX-75 N/TX-336Loop/Frazier St, Merge onto N Fwy Service Rd, Sharp left to stay on N Fwy Service Rd, Turn right onto Grand Vlg Blvd, Turn left onto Twilight Toast Dr,, Turn right onto Marble Garden Ln
<b>School Elementary:</b> WILKINSON ELEMENTARY SCHOOL	<b>School Middle:</b> PEET JUNIOR HIGH SCHOOL
<b>School High:</b> CONROE HIGH SCHOOL	<b>Subdivision:</b> Grand Central Park 06
<b>Geo Market Area:</b> Conroe Southwest	<b>State:</b> Texas
<b>Zip:</b> 77304	<b>City:</b> Conroe

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## Miscellaneous

<b>Annual Maint Desc:</b> Mandatory	<b>Master Planned Community YN:</b> 1
<b>Realist Block:</b> Deed Restrictions	<b>Connections:</b> Electric Dryer Connections,Gas Dryer Connections,Washer Connections
<b>Disclosures:</b> Sellers Disclosure	<b>Disposal:</b> 1
<b>Exclusions:</b> TBD	<b>Exemptions:</b> Homestead,Veteran
<b>Finance Available:</b> Cash Sale,Conventional,FHA,VA	<b>Range Type:</b> Gas Cooktop
<b>Legal:</b> S537506 - GRAND CENTRAL PARK 06, BLOCK 1, LOT 28	<b>DOM:</b> 98

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## Courtesy of

**List Office Name:** Ferris Realty Group, LLC

