



\$287,990.00

## 2811 MISTYGATE CT, CONROE, TX 77301, USA

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



Located in Ladera Trails! The lovely two-story Linden II-A floor plan from the Cottage Collection by Lennar features a smart layout that offers space and versatility. The front door leads into the family room which connects with a dining area and kitchen around the corner in a flexible open layout. Upstairs are four bedrooms, including [...]

### Rooms & Units Description

**Property title:** 2732 Cadiz Bay Conroe Texas 77301

**Room Count:** 8

**Bed Room Description:** All Bedrooms Up,Primary  
Bed - 2nd Floor

**Photo Count:** 14

**HOA Mandatory:** 1

**Additional School:** BOZMAN  
INTERMEDIATE SCHOOL

**Original List Price:** 287990.00

**Vac Rental:** Not Allowed



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## Property Details

|   |  |
|---|--|
| <b>Parcel Number:</b> NA                                  | <b>Lot Description:</b> Subdivision Lot                      |
| <b>Style:</b> Traditional                                 | <b>List Type:</b> Exclusive Right to Sell/Lease              |
| <b>Builder Name:</b> Lennar                               | <b>Price Sq Ft List:</b> 129.20                              |
| <b>Acres Description:</b> 0 Up To 1/4 Acre                | <b>Dwelling Type:</b> Free Standing                          |
| <b>New Construction:</b> 1                                | <b>New Construction Desc:</b> To Be Built/Under Construction |
| <b>Stories:</b> 2   | <b>Ownership:</b> Full Ownership                             |
| <b>Restrictions:</b> Deed Restrictions, Deed Restrictions | <b>Utility District:</b> 1                                   |

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## Property Features

|                                     |   |
|-------------------------------------|---|
| <b>Roof:</b> Composition            | <b>Foundation:</b> Slab                 |
| <b>Garage Desc:</b> Attached Garage | <b>No Of Garage Cap:</b> 2              |
| <b>Heat System:</b> Central Gas     | <b>Cool System:</b> Central Electric    |
| <b>Water Sewer:</b> Water District  | <b>Siding:</b> Brick,Cement Board,Other |

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## Fees & Taxes

|  |                       |
|--|-----------------------|
| <b>Tax Rate:</b> 2.79                    | <b>Tax Year:</b> 2022 |
| <b>Other Mandatory Fee:</b> Transfer Fee | <b>Fee Other:</b> 1   |
| <b>Fee Other Amount:</b> 215             |                       |

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## Basics

|                                    |  |
|------------------------------------|--|
| <b>Baths Full:</b> 2               | <b>Baths Half:</b> 1                                   |
| <b>Year Built Src:</b> Builder     | <b>Price Change Timestamp:</b> 2023-08-25T17:33:57.707 |
| <b>Completion Date:</b> 2023-11-20 |  |



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## Location Details

**Area:** 19

**School District:** 11 - Conroe

**School Elementary:** RUNYAN  
ELEMENTARY SCHOOL

**School High:** CONROE HIGH SCHOOL

**Geo Market Area:** Conroe Southeast

**Zip:** 77301

**County Or Parish:** Montgomery

**Directions:** Dir: From I-45: Exit South Loop 336. Go right (East) on Loop 336. Turn left on Ladera Creek Trace, then right onto Mistygate Ct. Model is on the left at 2811 Mistygate Ct.

**School Middle:** STOCKTON JUNIOR HIGH SCHOOL

**Subdivision:** Ladera Trails

**State:** Texas

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Disclosures:** Mud

**Legal:** SEC 0002 BLK 001 LOT 017

**Realist Block:** Deed Restrictions

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

**Legal Subdivision:** OTHER - 77301

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## Courtesy of

**List Office Name:** LennarVillageBldr-JaredTurner

