



\$442,950.00

## 28407 RYANS RIDGE LN, SPRING, TX 77386, USA

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



Exceptional Craftsman Style beauty in the highly sought-after Sec of Mulberry Park in Spring Trails! This stunning property offers a thoughtful design, w/ 3 bedrooms, 3.5 baths, an office, & a versatile loft space. As you step inside, you'll be greeted to the open floor plan that connects the main living areas. The kitchen features, [...]

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### Rooms & Units Description



**Property title:** 28407 Ryans Ridge Spring Texas 77386

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Living/Dining Combo,Loft,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 23

**HOA Mandatory:** 1

**Original List Price:** 442950.00

**Garage Dimension:** 29x22

**Room Count:** 7

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

**Master Planned Community:** Spring Trails

**Subdivision Lake Access YN:** 1

**Additional School:** COX INTERMEDIATE SCHOOL

**Key Map:** 293E

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## Property Details

**Parcel Number:** 9014-07-03800

**Style:** Craftsman

**Builder Name:** Darling Builders

**Acres:** 0.1955

**Dwelling Type:** Free Standing

**Floors:** Engineered Wood,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Greenbelt,Subdivision Lot

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

**Price Sq Ft List:** 160.61

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

**Stories:** 1.5

**Ownership:** Full Ownership

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## Property Features



**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Exterior Gas Connection,Fully Fenced,Porch,Sprinkler System

**Roof:** Composition

**Garage Desc:** Attached Garage,Oversized Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Stone,Vinyl,Wood

**Interior:** Crown Molding,Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Washer Included,Wired for Sound

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gas Connections

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Generator,Insulation - Blown Fiberglass

**Oven Type:** Electric Oven

**Water Sewer:** Water District

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 2.4751

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer Fee/Cap Fee

**Fee Other Amount:** 300

**Tax Amount:** 9295

**Maint Fee Includes:** Courtesy Patrol,Grounds,Recreational Facilities

**Fee Other:** 1

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## Basics

**Baths Full:** 3

**Year Built Src:** Appraisal District

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## Location Details



**Area:** 40

**School District:** 11 - Conroe

**School Elementary:** BROADWAY ELEMENTARY SCHOOL

**School High:** GRAND OAKS HIGH SCHOOL

**Geo Market Area:** Spring Northeast

**Zip:** 77386

**County Or Parish:** Montgomery

**Directions:** From 99, Merge to 99 East, Exit Rayford, Right onto Spring Trails Ridge, Right onto Spring Trails Bend, Right onto Jackson Springs Ln, Right onto Ryans Ridge Ln, Home is on your Left!

**School Middle:** YORK JUNIOR HIGH SCHOOL

**Subdivision:** Spring Trails 07

**State:** Texas

**City:** Spring

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

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

**Range Type:** Electric Range,Gas Range

**DOM:** 12

**Master Planned Community YN:** 1

**Connections:** Electric Dryer Connections,Gas Dryer Connections

**Disposal:** 1

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

**Legal:** S901407 - SPRING TRAILS 07, BLOCK 1, LOT 38

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## Courtesy of

**List Office Name:** Camelot Realty

