



**\$389,000.00**

**2866 TERRACE GROVE DR, CONROE, TX  
77304, USA**

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



Discover an expansive home that seamlessly merges space with impeccable design. On the lower level, you'll find a versatile home office, perfect for remote work. With a range of smart home features and many other appealing amenities. Revel in the welcoming open concept design and a gourmet kitchen that's tailor-made for crafting your favorite dishes. [...]

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## Rooms & Units Description



**Property title:** 2866 Terrace Grove Conroe Texas 77304

**Room Description:** Family Room,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Utility Room in House

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

**Subdivision Lake Access YN:** 1

**Additional School:** GORDON-REED ELEMENTARY SCHOOL

**Room Count:** 9

**Bed Room Description:** All Bedrooms Up,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

**Photo Count:** 45

**HOA Mandatory:** 1

**Original List Price:** 399000.00

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## Property Details

**Parcel Number:** 9554-00-02600

**For Lease:** 1

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

**Price Sq Ft List:** 134.51

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

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Subdivision Lot

**Style:** Traditional

**Builder Name:** Tri Pointe

**Acres:** 0.1552

**Dwelling Type:** Free Standing

**Floors:** Carpet,Engineered Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Interior:** Alarm System -  
Owned,Fire/Smoke Alarm,Formal  
Entry/Foyer,High Ceiling,Wired for Sound

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Instant Hot  
Water,Island w/o Cooktop,Kitchen open to  
Family Room,Soft Closing Cabinets,Soft  
Closing Drawers,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Brick,Cement Board

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric,Zoned

**Fireplace Description:** Mock Fireplace

**Energy:** Ceiling Fans,Digital Program  
Thermostat,Energy Star Appliances,Energy  
Star/CFL/LED Lights,High-Efficiency HVAC,Insulated  
Doors,Insulated/Low-E windows,Insulation -  
Other,Tankless/On-Demand H2O Heater

**Oven Type:** Freestanding Oven,Single Oven

**Water Sewer:** Water District

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 2.974

**Tax Amount:** 1725

**Tax Year:** 2022

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

**Other Mandatory Fee:** Transfer fees **Fee Other:** 1

**Fee Other Amount:** 300

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## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-08-09T10:10:46.713

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## Location Details



**Area:** 19

**School District:** 11 - Conroe

**School Elementary:** GORDON REED ELEMENTARY SCHOOL

**School High:** CONROE HIGH SCHOOL

**Geo Market Area:** Lake Conroe Area

**Zip:** 77304

**County Or Parish:** Montgomery

**Directions:** I-45 North, Exit Hwy 105, Right on Hwy 105 West. Right on La Salle Ave. Right on Terrace Grove Dr. Home on Right side. Only 10 minutes from HWY 45. Seller will pay closing costs!

**School Middle:** PEET JUNIOR HIGH SCHOOL

**Subdivision:** Westridge Cove 01

**State:** Texas

**City:** Conroe

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 2

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

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

**Legal:** S955400 - WESTRIDGE COVE 01, BLOCK 2, LOT 10

## Courtesy of

**List Office Name:** BHGRE Gary Greene

