



## 2907 AUGUST MIST LN, CONROE, TX 77304, USA

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

Love where you live in Madison Bend in Conroe, TX! Conveniently located 1.5 miles off I-45 and N FM 3083 W – homeowners enjoy a low property tax rate and close proximity to Lake Conroe and The Woodlands! The Briscoe floor plan is a stunning two-story home with soaring ceilings in the foyer! Complete with [...]

### Rooms & Units Description

**Property title:** 2907 August Mist Conroe Texas 77304

**Room Description:** Family Room,Gameroom Up,Utility Room in House

**Master Bath Desc:** Half Bath

**HOA Mandatory:** 1

**Completed Construction Date:** 2023-05-04

**Room Count:** 7

**Bed Room Description:** Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 41

**Original List Price:** 304990.00



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## Property Details

|                                            |                                                                 |
|--------------------------------------------|-----------------------------------------------------------------|
| <b>Parcel Number:</b> 6971-02-04700        | <b>Lot Description:</b> Subdivision Lot                         |
| <b>Style:</b> Traditional                  | <b>List Type:</b> Exclusive Right to Sell/Lse w/ Named Prospect |
| <b>Builder Name:</b> LEGEND HOMES          | <b>Price Sq Ft List:</b> 141.17                                 |
| <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> Never Lived In                    |
| <b>Stories:</b> 2                          | <b>Floors:</b> Carpet,Vinyl Plank                               |
| <b>Ownership:</b> Full Ownership           | <b>Restrictions:</b> Deed Restrictions, Deed Restrictions       |
| <b>Utility District:</b> 1                 |                                                                 |

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## Property Features

|                                                                                                                                                                          |                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>Exterior:</b> Back Yard Fenced                                                                                                                                        | <b>Interior:</b> Fire/Smoke Alarm,High Ceiling |
| <b>Roof:</b> Composition                                                                                                                                                 | <b>Foundation:</b> Slab                        |
| <b>Garage Carport:</b> Double-Wide Driveway                                                                                                                              | <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>Pool Area:</b> 1                            |
| <b>Energy:</b> Attic Vents,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier | <b>Kitchen Desc:</b> Breakfast Bar,Pantry      |
| <b>Oven Type:</b> Freestanding Oven                                                                                                                                      | <b>Dishwasher:</b> 1                           |
| <b>Water Sewer:</b> Water District                                                                                                                                       | <b>Countertops:</b> GRANITE                    |
| <b>Microwave:</b> 1                                                                                                                                                      | <b>Siding:</b> Brick,Cement Board              |

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## Fees & Taxes

|                       |                                                                |
|-----------------------|----------------------------------------------------------------|
| <b>Tax Rate:</b> 2.81 | <b>Other Mandatory Fee:</b> CAP FEE (ONE TIME ONLY AT CLOSING) |
| <b>Fee Other:</b> 1   | <b>Fee Other Amount:</b> 375                                   |



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## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-08-23T13:09:29.907

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## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 56 - Willis

**Directions:** Traveling I-45 North, exit FM 3083 and make a left. Make a right at Teas Nursery Road and travel approximately 1.5 miles and Madison Bend will be located on your left hand side.

**School Elementary:** LAGWAY  
ELEMENTARY SCHOOL

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

**School High:** WILLIS HIGH SCHOOL

**Subdivision:** Madison Bend

**Geo Market Area:** Lake Conroe  
Area

**State:** Texas

**Zip:** 77304

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud,Other  
Disclosures

**Disposal:** 1

**Exemptions:** HOMESTEAD

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

**Range Type:** Freestanding Range

**Legal:** LOT 47 BLK 1 MADISON BEND SEC. 2

**DOM:** 93

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## Courtesy of

**List Office Name:** Legend Home Corporation

