



\$329,195.00

2926 AUGUST MIST CT, 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 Avondale floor plan is a stunning two-story home with 4 bedrooms, 3.5 baths, STUDY, game room, and [...]



Rooms & Units Description

Property title: 2926 August Mist Conroe Texas 77304

Room Description: Family Room,Gameroom Up,Home Office/Study,Utility Room in House

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

HOA Mandatory: 1

Room Count: 8

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

Photo Count: 49

Original List Price: 329195.00



Property Details

Parcel Number: 6971-02-02400	Lot Description: Subdivision Lot
Lot Dimention: 45x100	Style: Traditional
List Type: Exclusive Right to Sell/Lease	Builder Name: Legend Homes
Price Sq Ft List: 119.84	Acres Description: 0 Up To 1/4 Acre
Dwelling Type: Free Standing	New Construction: 1
New Construction Desc: To Be Built/Under Construction	Stories: 2
Floors: Carpet,Vinyl Plank	Ownership: Full Ownership
Restrictions: Deed Restrictions, Deed Restrictions	Utility District: 1

Property Features

Exterior: Back Yard Fenced	Interior: Fire/Smoke Alarm,High Ceiling
Roof: Composition	Foundation: Slab
Garage Carport: Double-Wide Driveway	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Central Gas
Cool System: Central Electric	Pool Area: 1
Energy: Attic Vents,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier	Kitchen Desc: Pantry
Oven Type: Freestanding Oven	Dishwasher: 1
Water Sewer: Water District	Countertops: Granite
Microwave: 1	Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 2.81	Tax Year: 2022
Other Mandatory Fee: Capitalization Fee	Fee Other: 1
Fee Other Amount: 375	



Basics

Baths Full: 3

Year Built Src: Builder

Baths Half: 1

Completion Date: 2024-01-30

Location Details

Area: 19

School District: 56 - Willis

School Elementary: LAGWAY ELEMENTARY SCHOOL

School High: WILLIS HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77304

County Or Parish: Montgomery

Directions: Located in Conroe, Tx; From Interstate 45, exit N Farm to Market 3083 Road Westward, then take a right onto Teas Nursery Road.

School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL

Subdivision: Madison Bend

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Freestanding Range

DOM: 24

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: Lot 24, Blk 1 Madison Bend Sec. 02

Courtesy of

List Office Name: Legend Home Corporation

