



\$309,999.00

## 30734 LAVENDER TRACE DR, SPRING, TX 77386, USA

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



Welcome to 30734 Lavender Trace Dr! A meticulously maintained 3 bed 2 bath, one story home within the Legends Trace neighborhood. Conveniently located off of the Grand Parkway and in close proximity to Hardy Toll Road and The Woodlands. The open layout living space includes an updated kitchen with granite counters, new backsplash, coach lighting, [...]

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### Rooms & Units Description



**Property title:** 30734 Lavender Trace Spring Texas 77386

**Room Count:** 6

**Room Description:** Formal Dining,Living Area - 1st Floor,Utility Room in House

**Bed Room Description:** En-Suite Bath,Walk-In Closet

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

**Open House Public Upcoming:** Public: Sat Aug 26, 12:00PM-3:00PM

**Open House Public Count:** 1

**Photo Count:** 31

**HOA Mandatory:** 1

**Additional School:** CLARK INTERMEDIATE SCHOOL

**Original List Price:** 309999.00

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## Property Details

**Parcel Number:** 6886-00-08000

**Lot Description:** Subdivision Lot

**Style:** Traditional

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

**Price Sq Ft List:** 172.70

**Acres:** 0.109

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

**Dwelling Type:** Free Standing

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

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## Property Features

**Exterior:** Back Yard Fenced,Patio/Deck

**Interior:** Fire/Smoke Alarm

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Energy:** Ceiling Fans,Digital Program Thermostat

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Pantry

**Oven Type:** Freestanding Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Public Water,Water District

**Microwave:** 1

**Siding:** Brick,Cement Board,Stone



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## Fees & Taxes

**Tax Rate:** 2.9851

**Other Mandatory Fee:** Transfer Fees

**Fee Other:** 1

**Fee Other Amount:** TBD

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## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

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## Location Details

**Area:** 15

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** From 1-45, exit Rayford, right on Rayford, left on Aldine Westfield, right at stop light onto Elan Blvd, left on Academy Trace, right on Tulip Trace, left on Lavender Trace. Home is on the right.

**School Elementary:** BRADLEY  
ELEMENTARY SCHOOL (CONROE)

**School Middle:** YORK JUNIOR HIGH SCHOOL

**School High:** GRAND OAKS HIGH  
SCHOOL

**Subdivision:** Legends Trace

**Geo Market Area:** Spring Northeast

**State:** Texas

**Zip:** 77386

**City:** Spring

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Exclusions,Other  
Disclosures,Sellers Disclosure

**Disposal:** 1

**Exemptions:** Homestead

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

**Range Type:** Freestanding Range

**Legal:** LEGENDSTRACE 01, BLOCK 1, LOT 80

**DOM:** 2





# Courtesy of

**List Office Name:** Lucky Money Real Estate

