



**\$275,000.00**

## **3311 ACORN RIDGE CT, CONROE, TX 77301, USA**

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



Charming 3-bedroom, 2-bath home with a 2-car garage, nestled on a spacious cul-de-sac lot in Barton Woods subdivision. This property, in like-new condition, has fresh paint, tankless water heater, 42" cabinets and nice covered patio, overlooking the big backyard. This cul-de-sac is actually a horseshoe shaped street with a grassy median ... so there are [...]

---

### **Rooms & Units Description**



**Property title:** 3311 Acorn Ridge Conroe Texas 77301

**Room Description:** Family Room,Formal Dining,Utility Room in House

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

**Open House Public Count:** 1

**HOA Mandatory:** 1

**Original List Price:** 285000.00

**Room Count:** 7

**Bed Room Description:** All Bedrooms Down,Split Plan,Walk-In Closet

**Open House Public Upcoming:** Public: Sat Aug 26, 1:00PM-3:00PM

**Photo Count:** 41

**Additional School:** BOZMAN INTERMEDIATE SCHOOL

---

## Property Details

**Parcel Number:** 2495-03-07500

**Style:** Traditional

**Price Sq Ft List:** 161.38

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

**Stories:** 1

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Cul-De-Sac,Subdivision Lot

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

**Acres:** 0.1934

**Dwelling Type:** Free Standing

**Floors:** Carpet,Vinyl

**Restrictions:** Deed Restrictions, Deed Restrictions

---

## Property Features



<b>Exterior:</b> Back Yard Fenced,Covered Patio/Deck	<b>Interior:</b> Alarm System - Owned,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Refrigerator Included
<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,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Radiant Attic Barrier,Tankless/On- Demand H2O Heater	<b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry
<b>Oven Type:</b> Electric Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Public Water,Water District	<b>Countertops:</b> GRANITE
<b>Microwave:</b> 1	<b>Siding:</b> Brick,Cement Board

---

## Fees & Taxes

<b>Tax Rate:</b> 2.674	<b>Tax Amount:</b> 6621
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Clubhouse,Grounds,Recreational Facilities
<b>Other Mandatory Fee:</b> Transfer	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 225	

---

## Basics

<b>Baths Full:</b> 2	<b>Year Built Src:</b> Appraisal District
<b>Price Change Timestamp:</b> 2023-08-22T16:47:45.023	

---

## Location Details



**Area:** 19

**School District:** 11 - Conroe

**School Elementary:** WILKINSON  
ELEMENTARY SCHOOL

**School High:** CONROE HIGH SCHOOL

**Geo Market Area:** Conroe Southeast

**Zip:** 77301

**County Or Parish:** Montgomery

**Directions:** I-45 North to East on South Loop 336, to  
Right on Barton Woods Blvd., Right on Wooded Lane,  
Right on Strong Horse, Left on Acorn Ridge Ct. Home on  
the Right.

**School Middle:** STOCKTON JUNIOR HIGH SCHOOL

**Subdivision:** Barton Woods 03

**State:** Texas

**City:** Conroe

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Range

**DOM:** 33

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

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

**Legal:** S249503 - BARTON WOODS 03, BLOCK 4, LOT 21

## Courtesy of

**List Office Name:** Coldwell Banker Realty

