



**\$500,000.00**

## **402 DEVLIN SHORES DR, CONROE, TX 77304, USA**

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



Gorgeous one story home situated on a premium oversized lot that backs to wooded greenspace. Built by Perry Homes w/an open-concept design that includes an extended entry w/12' coffered ceiling, private home office enclosed by French doors, spacious living area, 3 bedrooms & 3 full baths. The kitchen boasts an island w/ seating space, walk-in [...]

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### **Rooms & Units Description**



**Property title:** 402 Devlin Shores Conroe Texas 77304

**Room Description:** Family Room,Home Office/Study

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

**Photo Count:** 38

**Additional School:** CRYAR INTERMEDIATE SCHOOL

**Green Certification:** Energy Star Qualified Home,Home Energy Rating/HERS

**Room Count:** 6

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

**Master Planned Community:** Grand Central Park

**HOA Mandatory:** 1

**Original List Price:** 500000.00

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## Property Details

**Parcel Number:** 5375-17-00900

**Style:** Traditional

**Price Sq Ft List:** 201.13

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

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Acres:** 0.1377

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

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## Property Features



**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Sprinkler System,Storage Shed

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass

**Oven Type:** Convection Oven,Electric Oven

**Water Sewer:** Water District

**Siding:** Brick

**Interior:** Alarm System - Owned,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System,Wired for Sound

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Reverse Osmosis,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 2.674

**Tax Amount:** 10703

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer Fee/Cap Fee/Foundation Fee

**Fee Other:** 1

**Fee Other Amount:** 375/1180/0.25% Sales Price

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## Basics

**Baths Full:** 3

**Year Built Src:** Appraisal District

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## Location Details



**Area:** 19

**School District:** 11 - Conroe

**School Elementary:** WILKINSON  
ELEMENTARY SCHOOL

**School High:** CONROE HIGH SCHOOL

**Geo Market Area:** Conroe Southwest

**Zip:** 77304

**County Or Parish:** Montgomery

**Directions:** From 45 go west on Grand Central Parkway, right on Town Park Dr, left on S Autumn Elm Circle, left on Chestnut Reef Ct, right on Devlin Shores Dr

**School Middle:** PEET JUNIOR HIGH SCHOOL

**Subdivision:** Grand Central Park

**State:** Texas

**City:** Conroe

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Exclusions:** See Attached Exclusions List

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

**Legal:** S537517 - GRAND CENTRAL PARK 17, BLOCK 1, LOT 9

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Exemptions:** Homestead,,,,,,,,,

**Range Type:** Gas Cooktop

**Legal Subdivision:** Grand Central Park

Courtesy of

**List Office Name:** eXp Realty, LLC

