



\$309,900.00

**4311 S AMBER RUSE CT, PANORAMA
VILLAGE, TX 77304, USA**

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



*****Reduced to \$309,900! Contact us for your private tour of this GORGEOUS 2-story home with flex room downstairs and LARGE game room upstairs! With all bedrooms upstairs, the open gathering space encompasses a modern kitchen, spacious dining room, and inviting gathering room perfect for entertaining guests. A versatile flex space on the main level can [...]

Rooms & Units Description



Property title: 4311 Amber Ruse Conroe Texas 77304

Room Description: 1 Living Area,Den,Family Room,Gameroom Up,Kitchen/Dining Combo,Living Area - 1st Floor,Living/Dining Combo,Utility Room in House

Master Bath Desc: Primary Bath: Shower Only,Secondary Bath(s): Tub/Shower Combo

HOA Mandatory: 1

Original List Price: 309900.00

Room Count: 7

Bed Room Description: All Bedrooms Up,Primary Bed - 2nd Floor

Photo Count: 50

Additional School: GORDON-REED ELEMENTARY SCHOOL

Green Certification: Energy Star Qualified Home

Property Details

Parcel Number: 9744-03-08600

Style: Traditional

Price Sq Ft List: 139.09

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.1424

Dwelling Type: Free Standing

Floors: Laminate

Property Features

Exterior: Back Yard,Back Yard Fenced,Patio/Deck,Storage Shed

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Fireplace Description: Mock Fireplace

Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated Doors,Other Energy Features

Oven Type: Gas Oven,Single Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Interior: Fire/Smoke Alarm,Refrigerator Included

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Fireplaces Number: 1

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Under Cabinet Lighting

Dishwasher: 1

Countertops: Quartz

Siding: Brick,Cement Board



Fees & Taxes

Tax Rate: 3.074

Tax Amount: 7386

Tax Year: 2022

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 11 -
Conroe

Directions: take either Hwy 105 or Hwy 2854 from I45. Look for the sign for OLD HWY 105, and turn onto it. This subdivision is located between Sapp Road and Old Hwy 105, and has two entrances. The main entrance can be found by turning south onto Sapp from Hwy 105, and it will be on your right. If you are coming from Hwy 2854, turn north onto Old Hwy 105 W, then take a right onto Timberland Country Dr. From there, turn right onto Amber Ruse, and the house will be on your left.

School Elementary:
GORDON REED ELEMENTARY
SCHOOL

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH
SCHOOL

Subdivision: The Woods Of Conroe 03

Geo Market Area: Lake
Conroe Area

State: Texas

Zip: 77304

City: Conroe

Miscellaneous



Annual Maint Desc: Mandatory

Connections: Electric Dryer
Connections, Gas Dryer Connections, Washer
Connections

Disposal: 1

Range Type: Gas Cooktop

DOM: 7

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

Finance Available: Cash
Sale, Conventional, FHA, VA

Legal: S974403 - THE WOODS OF CONROE 03,
BLOCK 3, LOT 3

Courtesy of

List Office Name: Walzel Properties

