



\$299,990.00

4466 STEPHANIE PARK LN., CONROE, TX 77304, USA

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



Ready Now! 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 Shannon floor plan is a
spacious 2-story home with 4 bedrooms, 3.5 bathrooms, and [...]

Rooms & Units Description

Property title: 4466 Stephanie Park Conroe Texas
77304

Room Description: Family Room,Kitchen/Dining
Combo,Utility Room in House

Master Bath Desc: Half Bath

HOA Mandatory: 1

Completed Construction Date: 2023-01-31

Room Count: 7

Bed Room Description: 1 Bedroom
Down - Not Primary BR,Primary Bed -
2nd Floor,Walk-In Closet

Photo Count: 36

Original List Price: 302914.00



Property Details

Parcel Number: 6971-02-08200	Lot Description: Subdivision Lot
Lot Dimention: 45x100	Style: Traditional
List Type: Exclusive Right to Sell/Lease	Builder Name: LEGEND HOMES
Price Sq Ft List: 142.85	Acres Description: 0 Up To 1/4 Acre
Dwelling Type: Free Standing	New Construction: 1
New Construction Desc: Never Lived In	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	Microwave: 1
Siding: Brick,Cement Board	

Fees & Taxes

Tax Rate: 2.81	Other Mandatory Fee: CAP FEE (ONE TIME ONLY AT CLOSING)
Fee Other: 1	Fee Other Amount: 375



Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-06-13T14:08:09.833

Location Details

Area: 19

County Or Parish: Montgomery

School District: 56 - Willis

Directions: Traveling I-45 North, exit FM 3083 and make a left. Make a right at Teas Nursery Road and travel approximately 1.5 miles and Madison Bend will be located on your left hand side.

School Elementary: LAGWAY
ELEMENTARY SCHOOL

School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL

School High: WILLIS HIGH SCHOOL

Subdivision: Madison Bend

Geo Market Area: Lake Conroe
Area

State: Texas

Zip: 77304

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer
Connections

Disclosures: Mud

Disposal: 1

Exemptions: HOMESTEAD

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Freestanding Range

Legal: LOT 8 BLK 3 MADISON BEND SEC. 2

DOM: 61

Courtesy of

List Office Name: Legend Home Corporation

