

45 CREEK FOREST LN, CONROE, TX 77384, USA

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

Nestled quietly on a private wooded lot, this beautifully REMODELED home is the perfect escape. Minutes to shopping & restaurants, yet you can enjoy watching deer while relaxing on your secluded front porch. Unique property boasts 2750 sqft of spacious living in the home and a 783 sqft 1 bedroom, fully appointed garage apt w/fireplace, [...]

\$625,000.00



Rooms & Units Description



Property title: 45 Creek Forest Conroe Texas 77384

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Garage Apartment,Kitchen/Dining Combo,Living Area - 1st Floor,Living/Dining Combo,Quarters/Guest House,Sun Room,Utility Room in House

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

HOA Mandatory: 1

Original List Price: 625000.00

Room Count: 12

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

Photo Count: 50

Additional School: MITCHELL INTERMEDIATE SCHOOL

Key Map: 186X

Property Details

Parcel Number: 6613-00-13300

Style: Traditional

Price Sq Ft List: 176.90

Acres Description: 1 Up to 2 Acres

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Cul-De-Sac,Ravine,Subdivision Lot,Wooded

List Type: Exclusive Right to Sell/Lease

Acres: 1.61

Dwelling Type: Free Standing

Floors: Carpet,Laminate,Vinyl Plank

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Detached Gar Apt /Quarters,Partially Fenced,Porch,Side Yard,Storage Shed

Roof: Composition

Garage Desc: Detached Garage,Oversized Garage

Heat System: Central Gas

Fireplace Description: Gas Connections

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,HVAC>13 SEER

Oven Type: Gas Oven,Single Oven

Water Sewer: Septic Tank

Microwave: 1

Interior: Crown Molding,Fire/Smoke Alarm

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric,Window Units

Fireplaces Number: 2

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Pantry,Walk-in Pantry

Dishwasher: 1

Countertops: Granite

Siding: Brick

Fees & Taxes

Tax Rate: 1.7414

Tax Year: 2022

Maint Fee Includes: Recreational Facilities

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Location Details



Area: 15

School District: 11 - Conroe

School Elementary: BUSH
ELEMENTARY SCHOOL (CONROE)

School High: THE WOODLANDS HIGH
SCHOOL

Geo Market Area: Conroe Southwest

Zip: 77384

County Or Parish: Montgomery

Directions: I45 to 1488 West. Right onto Old Conroe Road. Left on Lake Forest Dr. Right on Timber Lane, curves left to Creek Forest Lane. Home is on the left.

School Middle: MCCULLOUGH JUNIOR HIGH SCHOOL

Subdivision: Lake Creek Forest 01

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Finance Available: Cash Sale, Conventional

Legal: S661300 - LAKE CREEK FOREST 01, BLOCK 2, LOT 109, ACRES 1.61

DOM: 136

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

Exemptions: Homestead

Range Type: Gas Range

Legal Subdivision: LAKE CREEK FOREST

Courtesy of

List Office Name: CB&A, Realtors

