



**\$378,900.00**

## **21272 PETTY DR, CONROE, TX 77306, USA**

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



Beautiful one-story home located on a corner lot in the sought after 55+ Community of Windsor Lakes! Home offers an open and spacious floor plan including a Chef's kitchen with plenty of workspace (granite countertops), including an island and Chef's desk, large corner pantry, gas range, and built-in Microwave. Kitchen cabinets have been upgraded with [...]

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### **Rooms & Units Description**



**Property title:** 47 Paddington Conroe Texas 77384

**Room Description:** 1 Living Area,Breakfast Room,Family Room,Home Office/Study,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Shower Only

**HOA Mandatory:** 1

**Original List Price:** 378900.00

**Room Count:** 7

**Bed Room Description:** All Bedrooms Down

**Photo Count:** 29

**Additional School:** MITCHELL INTERMEDIATE SCHOOL

## Property Details

**Parcel Number:** 9761-06-01100

**Style:** Traditional

**Price Sq Ft List:** 179.32

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

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

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

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

**Acres:** 0.1494

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

## Property Features

**Exterior:** Back Yard Fenced

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Energy:** Ceiling Fans,Solar Screens

**Dishwasher:** 1

**Microwave:** 1

**Interior:** Crown Molding,Drapes/Curtains/Window Cover

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room,Walk-in Pantry

**Water Sewer:** Public Sewer,Public Water

**Siding:** Brick

## Fees & Taxes



**Tax Rate:** 2.074

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer,Capitalization

**Fee Other Amount:** 220+1250

**Tax Amount:** 6451

**Maint Fee Includes:** Clubhouse,Recreational Facilities

**Fee Other:** 1

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## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

**Active Community 55 YN:** 1

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## Location Details

**Area:** 15

**School District:** 11 - Conroe

**School Elementary:** BUSH ELEMENTARY SCHOOL (CONROE)

**School High:** THE WOODLANDS HIGH SCHOOL

**Geo Market Area:** The Woodlands

**Zip:** 77384

**County Or Parish:** Montgomery

**Directions:** I-45 North to LEFT on FM242/College Park; RIGHT on Windsor Lakes; RIGHT on North Bendrock; This veers LEFT to Paddington Way; LEFT on Paddington Crt; Home is on RIGHT (Corner of Paddington Way and Paddington Crt)

**School Middle:** MCCULLOUGH JUNIOR HIGH SCHOOL

**Subdivision:** WdInds Windsor Lakes 06

**State:** Texas

**City:** Conroe

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## Miscellaneous



**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Range Type:** Gas Range

**Legal Subdivision:** WOODLANDS WINDSOR LAKES

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Exclusions:** Mirror in Dining Room

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

**Legal:** S976106 - WDLNDS WINDSOR LAKES 06, BLOCK 1, LOT 11

**DOM:** 1

**Courtesy of**

**List Office Name:** Roy Shiflett, Realtors

