



47 TRELLIS CT, CONROE, TX 77304, USA

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



Call this stunning French-Acadian style home yours! Camellia is a beautiful & peaceful neighborhood that feels like you are a thousand miles away from the hustle & bustle. Picturesque rolling hills, unbelievable sunrises/sunsets, close proximity to Lake Conroe, & a forest of trees behind the home. Enjoy luxury living at an affordable price point! The [...]

Rooms & Units Description



Property title: 47 Trellis Conroe Texas 77304

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Guest Suite,Home Office/Study,Media,Utility Room in House

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

Open House Public Upcoming: Public: Sat Aug 12, 10:00AM-12:00PM

Photo Count: 33

Original List Price: 550000.00

Room Count: 8

Beds Max: 4

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

Open House Public Count: 1

HOA Mandatory: 1

Key Map: 156B

Property Details

Parcel Number: 3224-00-02500

Style: French,Other Style,Traditional

Builder Name: D G Ratcliff

Acres: 0.2778

Dwelling Type: Free Standing

Restrictions: Deed Restrictions,Restricted,Zoning, Deed Restrictions,Restricted,Zoning

Lot Description: Cul-De-Sac,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 181.40

Acres Description: 1/4 Up to 1/2 Acre

Stories: 1.5

Property Features



Exterior: Back Green Space,Back Yard Fenced,Patio/Deck,Private Driveway,Side Yard,Storage Shed	Interior: Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling
Roof: Composition	Foundation: Slab
Garage Carport: Additional Parking,Auto Garage Door Opener,Double-Wide Driveway	Garage Desc: Attached Garage,Oversized Garage
No Of Garage Cap: 3	Heat System: Central Gas
Cool System: Central Electric	Pool Private: 1, Gunite,Salt Water
Fireplace Description: Gas Connections,Wood Burning Fireplace	Fireplaces Number: 1
Energy: Ceiling Fans,Digital Program Thermostat,Generator	Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Under Cabinet Lighting
Oven Type: Convection Oven,Freestanding Oven,Gas Oven	Dishwasher: 1
Water Sewer: Public Sewer,Public Water	Countertops: Granite
Microwave: 1	Siding: Brick,Cement Board,Stucco

Fees & Taxes

Tax Rate: 2.114	Tax Amount: 9199
Tax Year: 2022	Maint Fee Includes: Grounds,Other
Other Mandatory Fee: Transfer Fee	Fee Other: 1
Fee Other Amount: 225	

Basics

Baths Full: 3	Year Built Src: Appraisal District
----------------------	---

Location Details



Area: 19

School District: 56 - Willis

School Elementary: LAGWAY ELEMENTARY SCHOOL

School High: WILLIS HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77304

County Or Parish: Montgomery

Directions: From I-45 North head West on League Line Rd. Make left turn on Longmire Rd., make a right turn onto Longmire Way, right turn on Evangeline Rd., turn left onto Trellis Ct. Home is at the end of the cu- de - sac

School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL

Subdivision: Camellia

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Gas Dryer Connections,Washer Connections

Disposal: 1

Exemptions: Homestead

Legal: S322400 - CAMELLIA SUBDIVISION 01, BLOCK 5, LOT 4

DOM: 3

Realist Block: Deed Restrictions,Restricted,Zoning

Disclosures: Sellers Disclosure

Exclusions: ALL GOLF SIMULATOR Equipment, TVs

Finance Available: Cash Sale,Conventional,FHA,Other,Seller to Contribute to Buyer's Closing Costs,VA

Legal Subdivision: CAMELLIA SUBDIVISION

Courtesy of

List Office Name: LPT Realty, LLC

