



**\$382,000.00**

## **591 HAMPTON HALL LN, CONROE, TX 77302, USA**

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

Fully remodeled top to bottom two story jewel in the heart of River Plantation. Excellent family friendly floorplan includes all new stunning porcelain tile throughout the downstairs, Quartz countertops, all new kitchen cabinets, updated sink & faucet. In the beautifully redone upstairs you will find 4 oversized bedrooms with large closets and a gameroom, double sinks [...]

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### **Rooms & Units Description**



**Property title:** 591 Hampton Hall Conroe Texas 77302

**Room Count:** 13

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Living Area - 1st Floor,Living Area - 2nd Floor,Utility Room in House

**Bed Room Description:** All Bedrooms Up,En-Suite Bath,Walk-In Closet

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

**Open House Public Upcoming:** Public: Sat Aug 26, 1:00PM-3:00PM

**Open House Public Count:** 2

**Photo Count:** 43

**HOA Mandatory:** 1

**Additional School:** BOZMAN INTERMEDIATE SCHOOL

**Original List Price:** 382000.00

**Key Map:** 188T

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## Property Details

**Parcel Number:** 8320-08-22100

**Lot Description:** Cul-De-Sac,In Golf Course Community,Subdivision Lot

**Lot Dimention:** 61x111x157

**Style:** Traditional

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

**Price Sq Ft List:** 157.85

**Acres:** 0.2941

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

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## Property Features



<b>Exterior:</b> Back Yard Fenced,Porch	<b>Interior:</b> Dryer Included,Fire/Smoke Alarm,High Ceiling,Washer Included
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Additional Parking,Boat Parking,Porte-Cochere	<b>Garage Desc:</b> Attached/Detached Garage,Oversized Garage
<b>No Of Garage Cap:</b> 2	<b>Carport Description:</b> Attached & Detached
<b>Heat System:</b> Central Gas	<b>Cool System:</b> Central Electric
<b>Pool Area:</b> 1	<b>Fireplace Description:</b> Gas Connections,Wood Burning Fireplace
<b>Fireplaces Number:</b> 1	<b>Energy:</b> Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Cellulose
<b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Walk-in Pantry	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Water District	<b>Countertops:</b> Quartz
<b>Golf Course:</b> River Plantation Country Club	<b>Siding:</b> Brick,Cement Board,Wood

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## Fees & Taxes

<b>Tax Rate:</b> 2.2368	<b>Tax Amount:</b> 4187
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Courtesy Patrol,Grounds,Recreational Facilities
<b>Other Mandatory Fee:</b> Transfer	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 250	

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## Basics

<b>Baths Full:</b> 2	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	

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## Location Details



**Area:** 19

**School District:** 11 - Conroe

**School Elementary:** WILKINSON  
ELEMENTARY SCHOOL

**School High:** CONROE HIGH SCHOOL

**Geo Market Area:** Conroe Southeast

**Zip:** 77302

**County Or Parish:** Montgomery

**Directions:** From I-45 N, Exit River Plantation,  
to

**School Middle:** STOCKTON JUNIOR HIGH  
SCHOOL

**Subdivision:** River Plantation

**State:** Texas

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

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

**Legal Subdivision:** RIVER PLANTATION

**Realist Block:** Deed  
Restrictions

**Disclosures:** Mud, Sellers  
Disclosure

**Legal:** RIVER PLANTATION  
08, LOT 221

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## Courtesy of

**List Office Name:** Keller Williams Advtge Realty

