



**6446 ROLLING HILLS RD, CONROE, TX 77303, USA**

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

Largest lot in Deer Trails at 1.7 acres!! Fabulous upgrades in this former model home!! This lovely one story has an open floor plan, beautiful modern finishes, granite counters, stainless steel appliances, spa-like primary bath retreat, and the list goes on! Beautiful kitchen with an enormous granite island with a sink that is open to [...]

## Rooms & Units Description

<b>Property title:</b> 6446 Rolling Hills Conroe Texas 77303	<b>Room Count:</b> 5
<b>Bed Room Description:</b> All Bedrooms Down	<b>Photo Count:</b> 47
<b>HOA Mandatory:</b> 1	<b>Additional School:</b> BOZMAN INTERMEDIATE SCHOOL
<b>Original List Price:</b> 540000.00	<b>Green Certification:</b> Home Energy Rating/HERS



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## Property Details

<b>Parcel Number:</b> 4004-00-06200	<b>Lot Description:</b> Subdivision Lot
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 184.91	<b>Acres:</b> 1.722
<b>Acres Description:</b> 1 Up to 2 Acres	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 1	<b>Floors:</b> Carpet,Vinyl Plank
<b>Restrictions:</b> Deed Restrictions, Deed Restrictions	

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## Property Features

<b>Exterior:</b> Back Yard Fenced,Covered Patio/Deck,Sprinkler System	<b>Interior:</b> Crown Molding,Drapes/Curtains/Window Cover,Refrigerator Included,Wired for Sound
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Auto Garage Door Opener	<b>Garage Desc:</b> Attached Garage
<b>No Of Garage Cap:</b> 3	<b>Heat System:</b> Central Electric
<b>Cool System:</b> Central Electric	<b>Energy:</b> Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low- E windows,Insulation - Batt,Insulation - Blown Fiberglass,Other Energy Features,Radiant Attic Barrier,Solar PV Electric Panels
<b>Kitchen Desc:</b> Kitchen open to Family Room,Pantry,Under Cabinet Lighting	<b>Oven Type:</b> Electric Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Aerobic,Public Water
<b>Countertops:</b> Granite	<b>Microwave:</b> 1
<b>Siding:</b> Brick,Cement Board,Stone	

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## Fees & Taxes



**Tax Rate:** 1.7421  
**Tax Year:** 2022  
**Fee Other Amount:** 200

**Tax Amount:** 6604  
**Fee Other:** 1

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## Basics

**Baths Full:** 3  
**Year Built Src:** Appraisal District  
**Price Change Timestamp:** 2023-06-17T18:03:47.343

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## Location Details

<b>Area:</b> 19	<b>County Or Parish:</b> Montgomery
<b>School District:</b> 11 - Conroe	<b>Directions:</b> From Hwy 45 North, take exit FM-3083/Teas Nursery Rd, turn right; turn left onto FM 1484; turn right onto Northridge Dr; turn right onto Roda Dr; turn left onto Amber Park Dr; turns into Rolling Hills Dr; home will be on the left. Former model home as you enter subdivision.
<b>School Elementary:</b> PATTERSON ELEMENTARY SCHOOL (CONROE)	<b>School Middle:</b> STOCKTON JUNIOR HIGH SCHOOL
<b>School High:</b> CONROE HIGH SCHOOL	<b>Subdivision:</b> Deer Trail Estates
<b>Geo Market Area:</b> Conroe Northeast	<b>State:</b> Texas
<b>Zip:</b> 77303	<b>City:</b> Conroe

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## Miscellaneous



**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,Texas Veterans Land Board,USDA Loan,VA

**Legal:** S400400 - DEER TRAIL ESTATES 01, BLOCK 4, LOT 31

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

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

**Range Type:** Electric Range

**DOM:** 99

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Courtesy of

List Office Name: Pearl Partner Group

