



**\$1,350,000.00**

**7421 ENCHANTED STREAM DR, CONROE, TX  
77304, USA**

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



Welcome to a magical estate that transports you to the peaceful and idyllic charm of Aspen, right here in Greater Houston. Nestled in the gated secluded yet conveniently accessible neighborhood of Teaswood. Enjoy 5,000+SF of one story living space with a 340SF casita/workshop with half bath. Elevated high up on a highly coveted 1.2+acre low-maintenance lot, this [...]

---

## **Rooms & Units Description**



**Property title:** 7421 Enchanted Stream Conroe Texas 77304

**Room Description:** 1 Living Area,Breakfast Room,Family Room,Formal Dining,Gameroom Down,Guest Suite,Home Office/Study,Living Area - 1st Floor,Utility Room in House

**Bed Room Description:** 1 Bedroom Down - Not Primary BR,All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Split Plan,Walk-In Closet

**Photo Count:** 49

**Original List Price:** 1350000.00

**Vac Rental:** Not Allowed

**Room Count:** 13

**Beds Max:** 6

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

**HOA Mandatory:** 1

**Key Map:** 156H

---

## Property Details

**Parcel Number:** 9227-02-02900

**Style:** Traditional

**Builder Name:** Tom Tynan

**Acres:** 1.2892

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Vinyl Plank,Wood

**Restrictions:** Deed Restrictions,Restricted, Deed Restrictions,Restricted

**Lot Description:** Greenbelt,Ravine,Subdivision Lot,Wooded

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

**Price Sq Ft List:** 267.75

**Acres Description:** 1 Up to 2 Acres

**Stories:** 1

**Ownership:** Full Ownership

---

## Property Features



**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Detached Gar Apt /Quarters,Patio/Deck,Porch,Side Yard,Sprinkler System,Workshop

**Roof:** Composition

**Garage Apt Qtr SF:** 340

**No Of Garage Cap:** 3

**Cool System:** Central Electric,Zoned

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pot Filler,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Quartzite

**Siding:** Brick

**Interior:** Crown Molding,Drapes/Curtains/Window Cover,Dry Bar,Fire/Smoke Alarm,High Ceiling

**Foundation:** Slab

**Garage Desc:** Attached Garage,Oversized Garage

**Heat System:** Central Gas,Zoned

**Fireplace Description:** Gas Connections,Gaslog Fireplace

**Energy:** Ceiling Fans,Digital Program Thermostat,Other Energy Features

**Oven Type:** Convection Oven,Double Oven,Electric Oven

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

**Microwave:** 1

---

## Fees & Taxes

**Tax Rate:** 2.114

**Tax Year:** 2022

**Other Mandatory Fee:** HOA Transfer Fee - paid by buyer

**Fee Other Amount:** 250

**Tax Amount:** 17973

**Maint Fee Includes:** Grounds,Limited Access Gates,On Site Guard

**Fee Other:** 1

---

## Basics

**Baths Full:** 3

**Baths Half:** 2

**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, Exit League Line and go west.  
Left on Teaswood Drive. Left on Enchanted Stream  
Drive.

**School Middle:** ROBERT P. BRABHAM MIDDLE  
SCHOOL

**Subdivision:** Teaswood The Reserve

**State:** Texas

**City:** Conroe

---

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Range Type:** Gas Cooktop

**Legal Subdivision:** TEASWOOD

**Realist Block:** Deed Restrictions, Restricted

**Disclosures:** Sellers Disclosure

**Exclusions:** See List

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

**Legal:** TEASWOOD 02, BLOCK 1, LOT 29

**DOM:** 55

---

## Courtesy of

**List Office Name:** Compass RE Texas, LLC

