



\$145,000.00

**749 BRADFORD ST, CUT AND SHOOT, TX
77303, USA**

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



Beautiful newer 2020 country home with a motivated Seller. This property boasts an amazing country backyard view overlooking a pond, ducks, horses, and wildlife on a very large tract ranch. The sound of birds chirping is lovely in the morning while sitting on your add-on 12'x24' enclosed screened porch that already has electricity, lights, and [...]

Rooms & Units Description



Property title: 749 Bradford Conroe Texas 77303

Room Description: 1 Living Area,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

Bed Room Description: All Bedrooms Down,En-Suite Bath,Split Plan

Photo Count: 33

Additional School: GRANGERLAND INTERMEDIATE SCHOOL

Room Count: 9

Beds Max: 2

Master Bath Desc: Primary Bath: Tub/Shower Combo,Secondary Bath(s): Tub/Shower Combo

HOA Mandatory: 1

Original List Price: 160000.00

Property Details

Parcel Number: 3562-09-07700

Style: Traditional

Price Sq Ft List: 172.62

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Lot Description: Cleared

List Type: Exclusive Right to Sell/Lease

Acres: 0.3355

Dwelling Type: Manufactured

Floors: Vinyl

Property Features

Exterior: Covered Patio/Deck,Storage Shed

Foundation: Other

Heat System: Central Electric

Kitchen Desc: Walk-in Pantry

Dishwasher: 1

Siding: Cement Board

Roof: Composition

Garage Carport: Additional Parking

Cool System: Central Electric

Oven Type: Electric Oven

Water Sewer: Public Sewer,Public Water

Fees & Taxes



Tax Rate: 1.7421

Tax Year: 2022

Other Mandatory Fee: resale certificate and Transfer fees

Fee Other Amount: 450.00

Tax Amount: 412

Maint Fee Includes: Other

Fee Other: 1

Basics

Baths Full: 2

Year Built Src: Seller

Price Change Timestamp: 2023-04-28T10:05:59.650

Location Details

Area: 19

School District: 11 - Conroe

School Elementary: AUSTIN ELEMENTARY SCHOOL (CONROE)

School High: CANEY CREEK HIGH SCHOOL

Geo Market Area: Conroe Northeast

Zip: 77303

County Or Parish: Montgomery

Directions: Via Tx 105 East turn left onto Crockett Trace Drive, left on Sandy View Drive, right onto Wexford, left on Grafton Court, right onto Bradford St Mobile on left.

School Middle: MOORHEAD JUNIOR HIGH SCHOOL

Subdivision: Crockett Trace Estates 09

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Finance Available: Cash Sale,Conventional

Legal: S356209 - CROCKETT TRACE ESTATES 09, BLOCK 6, LOT 1

Realist Block: Deed Restrictions,Restricted

Disclosures: Sellers Disclosure

Range Type: Electric Cooktop

DOM: 155



Courtesy of

List Office Name: Keller Williams Advtge Realty

