



\$429,900.00

7585 TYLER RUN, CONROE, TX 77304, USA

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



Welcome to Chase Run! Community has wide streets and large Lots, a LOW TAX RATE + LOW HOA FEES! Amenities include 1 large playground, and quick access to I-45. LGI, the Springfield Plan, provides roughly 3,000 sq feet, 4 bedrooms, and 3.5 baths + TANKLESS WATER HEATER! Primary bedroom features 2 WALK-IN CLOSETS! One of [...]

Rooms & Units Description

**Property title:** 7585 Tyler Run Conroe Texas 77304

**Room Description:** 1 Living Area,Family Room,Formal Dining,Gameroom Up,Living Area - 1st Floor,Loft,Media

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower

**HOA Mandatory:** 1

**Room Count:** 14

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

**Photo Count:** 31

**Original List Price:** 460000.00



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## Property Details

<b>Parcel Number:</b> 3402-00-02300	<b>Lot Description:</b> Subdivision Lot
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Builder Name:</b> LGI Homes	<b>Price Sq Ft List:</b> 140.08
<b>Acres:</b> 0.3465	<b>Acres Description:</b> 0 Up To 1/4 Acre
<b>Dwelling Type:</b> Free Standing	<b>Stories:</b> 2
<b>Restrictions:</b> Deed Restrictions, Deed Restrictions	

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## Property Features

<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage	<b>No Of Garage Cap:</b> 3
<b>Heat System:</b> Central Gas	<b>Cool System:</b> Central Electric
<b>Fireplace Description:</b> Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier	<b>Kitchen Desc:</b> Breakfast Bar,Kitchen open to Family Room,Pantry,Walk-in Pantry
<b>Oven Type:</b> Gas Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Public Water	<b>Microwave:</b> 1
<b>Siding:</b> Brick,Stone,Wood	

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## Fees & Taxes

<b>Tax Rate:</b> 2.114	<b>Tax Amount:</b> 10161
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Recreational Facilities
<b>Other Mandatory Fee:</b> Transfer Fees	<b>Fee Other Amount:</b> 325

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## Basics



Baths Full: 3

Year Built Src: Builder

Baths Half: 1

Price Change Timestamp: 2023-06-24T10:30:27.270

Location Details

Area: 39

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: Fron I-45 North Exit 90 and head W on  
League Line Rd. Go 1 mile and turn R onto Tyler Run  
Blvd. Home will be on the left about 1 mile upon entering  
into the neighborhood.

School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL

Subdivision: Chase Run 01

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Disclosures: Sellers Disclosure

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

Legal: S340200 - CHASE RUN 01, BLOCK 1, LOT 23

Realist Block: Deed Restrictions

Disposal: 1

Range Type: Gas Cooktop

DOM: 42

Courtesy of

List Office Name: Jane Byrd Properties INTL.

