



**\$769,900.00**

**8705 SUNSET HEIGHTS LN, CONROE, TX  
77302, USA**

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



WOW!!! THIS IS IT!! This estate style home will leave you breathless. Located in the desirable Crighton Ridge community, where beautiful and well manicured homes adorn the streets. Wrap around front porch with swing, wood floors, wrought iron stairs, study with French doors & built ins, open living with vaulted ceilings, exposed beams, all wood [...]

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## **Rooms & Units Description**



**Property title:** 8705 Sunset Heights Conroe Texas 77302

**Room Description:** 1 Living Area,Breakfast Room,Gameroom Up,Home Office/Study,Quarters/Guest House,Utility Room in House

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

**HOA Mandatory:** 1

**Original List Price:** 769900.00

**Room Count:** 12

**Bed Room Description:** Primary Bed - 1st Floor

**Photo Count:** 50

**Additional School:** BOZMAN INTERMEDIATE SCHOOL

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## Property Details

**Parcel Number:** 3551-00-01900

**Style:** Traditional

**Price Sq Ft List:** 214.88

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

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Acres:** 1.0598

**Dwelling Type:** Free Standing

**Floors:** Carpet,Wood

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## Property Features



|                                                                                           |                                                                                             |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Exterior:</b> Back Yard,Back Yard Fenced,Fully Fenced,Outdoor Kitchen,Sprinkler System | <b>Interior:</b> Crown Molding,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Spa/Hot Tub |
| <b>Roof:</b> Composition                                                                  | <b>Foundation:</b> Slab                                                                     |
| <b>Garage Carport:</b> Auto Garage Door Opener                                            | <b>Garage Desc:</b> Attached Garage,Oversized Garage                                        |
| <b>No Of Garage Cap:</b> 3                                                                | <b>Heat System:</b> Central Gas                                                             |
| <b>Cool System:</b> Central Electric                                                      | <b>Pool Private:</b> 1, Heated,In Ground                                                    |
| <b>Fireplace Description:</b> Gas Connections,Gaslog Fireplace                            | <b>Fireplaces Number:</b> 1                                                                 |
| <b>Energy:</b> Radiant Attic Barrier,Tankless/On-Demand H2O Heater                        | <b>Kitchen Desc:</b> Island w/o Cooktop,Kitchen open to Family Room,Pantry,Walk-in Pantry   |
| <b>Oven Type:</b> Double Oven                                                             | <b>Dishwasher:</b> 1                                                                        |
| <b>Water Sewer:</b> Public Sewer,Public Water                                             | <b>Countertops:</b> Granite                                                                 |
| <b>Microwave:</b> 1                                                                       | <b>Siding:</b> Cement Board,Stone                                                           |

**Fees & Taxes**

|                        |                                          |
|------------------------|------------------------------------------|
| <b>Tax Rate:</b> 2.074 | <b>Tax Amount:</b> 12156                 |
| <b>Tax Year:</b> 2022  | <b>Other Mandatory Fee:</b> Transfer Fee |
| <b>Fee Other:</b> 1    | <b>Fee Other Amount:</b> 275             |

**Basics**

|                                           |                                                        |
|-------------------------------------------|--------------------------------------------------------|
| <b>Baths Full:</b> 3                      | <b>Baths Half:</b> 1                                   |
| <b>Year Built Src:</b> Appraisal District | <b>Price Change Timestamp:</b> 2023-08-25T14:02:30.330 |

**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:** I-45 N east (right) on Crighton Rd, R on Crighton Ridge Dr, R on Skyline, R on Sunset Heights Lane, Home is on the right.

**School Middle:** STOCKTON JUNIOR HIGH SCHOOL

**Subdivision:** Crighton Ridge 01

**State:** Texas

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Legal:** CRIGHTON RIDGE 01, BLOCK 1, LOT 19

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Exclusions:** Light Fixture in Living Room

**Range Type:** Gas Range

**Legal Subdivision:** CRIGHTON RIDGE

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## Courtesy of

**List Office Name:** Woodlands Realty, LLC

