



\$775,000.00

**905 SANDY BEACH DR, CONROE, TX 77304,
USA**

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



This home is an entertainer's dream! A backyard oasis with a sparkling pool & spa makes it easy to entertain inside & out. Step inside through French Doors & take in the picturesque views of your backyard. The large family room is open to the gourmet kitchen with a center island and wrap-around breakfast bar. [...]

Rooms & Units Description



Property title: 905 Sandy Beach Conroe Texas 77304

Room Count: 13

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

Beds Max: 5

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

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

Open House Public Upcoming: Public: Sun Sep 3, 4:00PM-6:00PM

Open House Public Count: 1

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Additional School: GORDON-REED ELEMENTARY SCHOOL

Original List Price: 775000.00

Key Map: 155G

Property Details

Parcel Number: 9477-00-03200

Style: Traditional

Price Sq Ft List: 188.52

Acres Description: 1/4 Up to 1/2 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.3839

Dwelling Type: Free Standing

Floors: Carpet,Tile

Property Features



Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Fully Fenced,Patio/Deck,Porch,Side Yard,Sprinkler System

Roof: Composition

Garage Carport: Auto Garage Door Opener

No Of Garage Cap: 3

Cool System: Central Electric,Zoned

Fireplace Description: Gaslog Fireplace

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows

Oven Type: Electric Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Interior: 2 Staircases,Balcony,Crown Molding,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Wired for Sound

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas,Zoned

Pool Private: 1, In Ground

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Reverse Osmosis,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Countertops: GRANITE

Siding: Brick,Stucco

Fees & Taxes

Tax Rate: 2.074

Tax Year: 2022

Other Mandatory Fee: Transfer Fee

Fee Other Amount: 450

Tax Amount: 15505

Maint Fee Includes: Limited Access Gates,Recreational Facilities

Fee Other: 1

Basics

Baths Full: 3

Year Built Src: Appraisal District

Baths Half: 1

Price Change Timestamp: 2023-08-26T12:14:38.590

Location Details



Area: 39

School District: 11 - Conroe

School Elementary: GORDON REED ELEMENTARY SCHOOL

School High: CONROE HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77304

County Or Parish: Montgomery

Directions: From I-45 heading North, exit toward Conroe, SH 105, Left on SH 105 W, Right on Sandy Beach Dr, and enter through the neighborhood gate. The home will be on your left. There is no sign in the yard, only at the neighborhood entrance.

School Middle: PEET JUNIOR HIGH SCHOOL

Subdivision: Waterford Estates 01

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Finance Available: Cash Sale,Conventional,VA

Legal: WATERFORD ESTATES 01, BLOCK 3, LOT 13

Access: Automatic Gate

Realist Block: Deed Restrictions

Disclosures: Other Disclosures

Exclusions: See agent remarks

Range Type: Gas Cooktop

Legal Subdivision: WATERFORD ESTATES

DOM: 4

Courtesy of

List Office Name: Century 21 Realty Partners

