

9952 CASSOWARY DRIVE, CONROE, TX, 77385

6 BD | 4 BA | 3,522 SQ. FT. | 8,298 SQ. FT. LOT

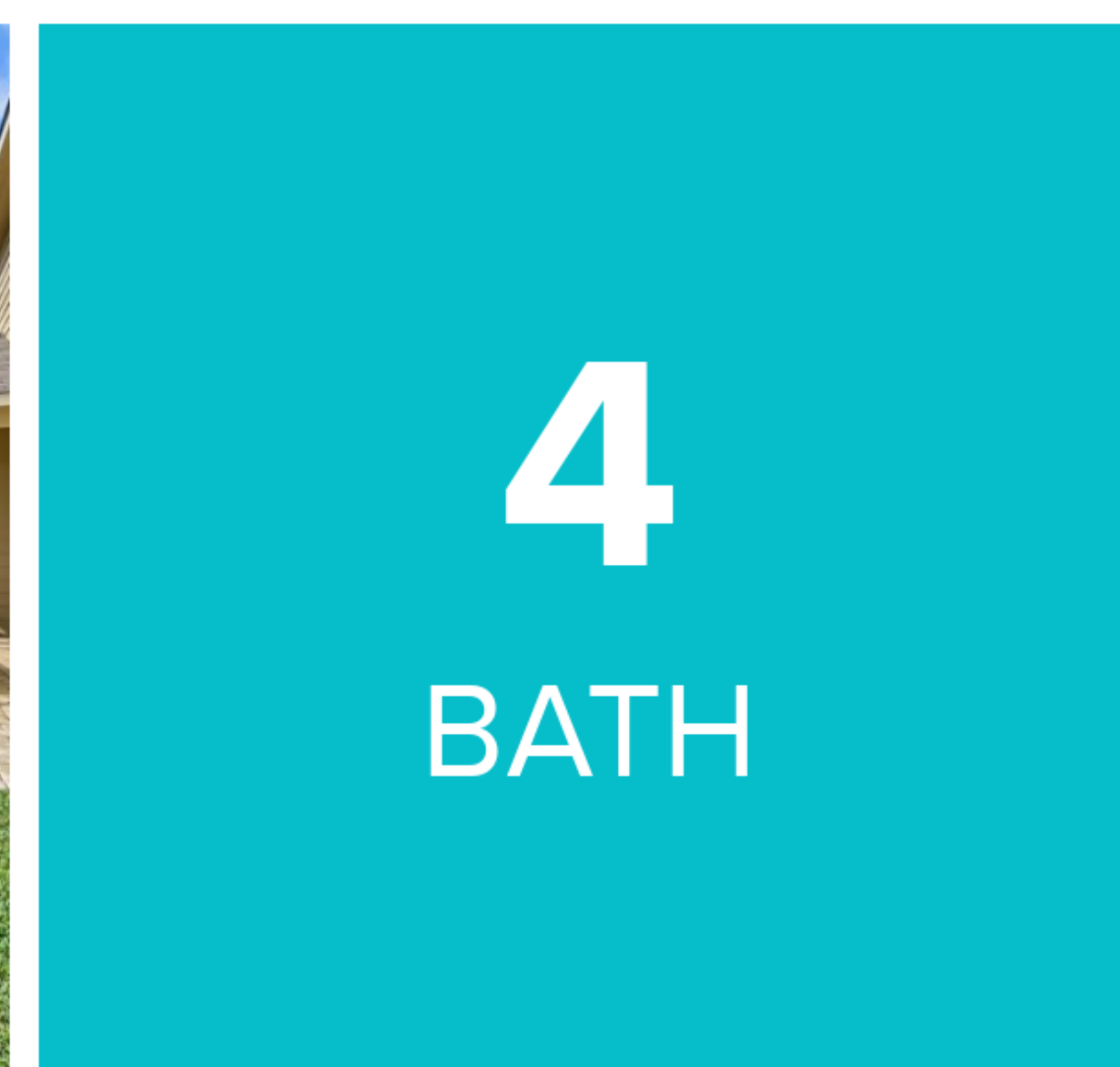
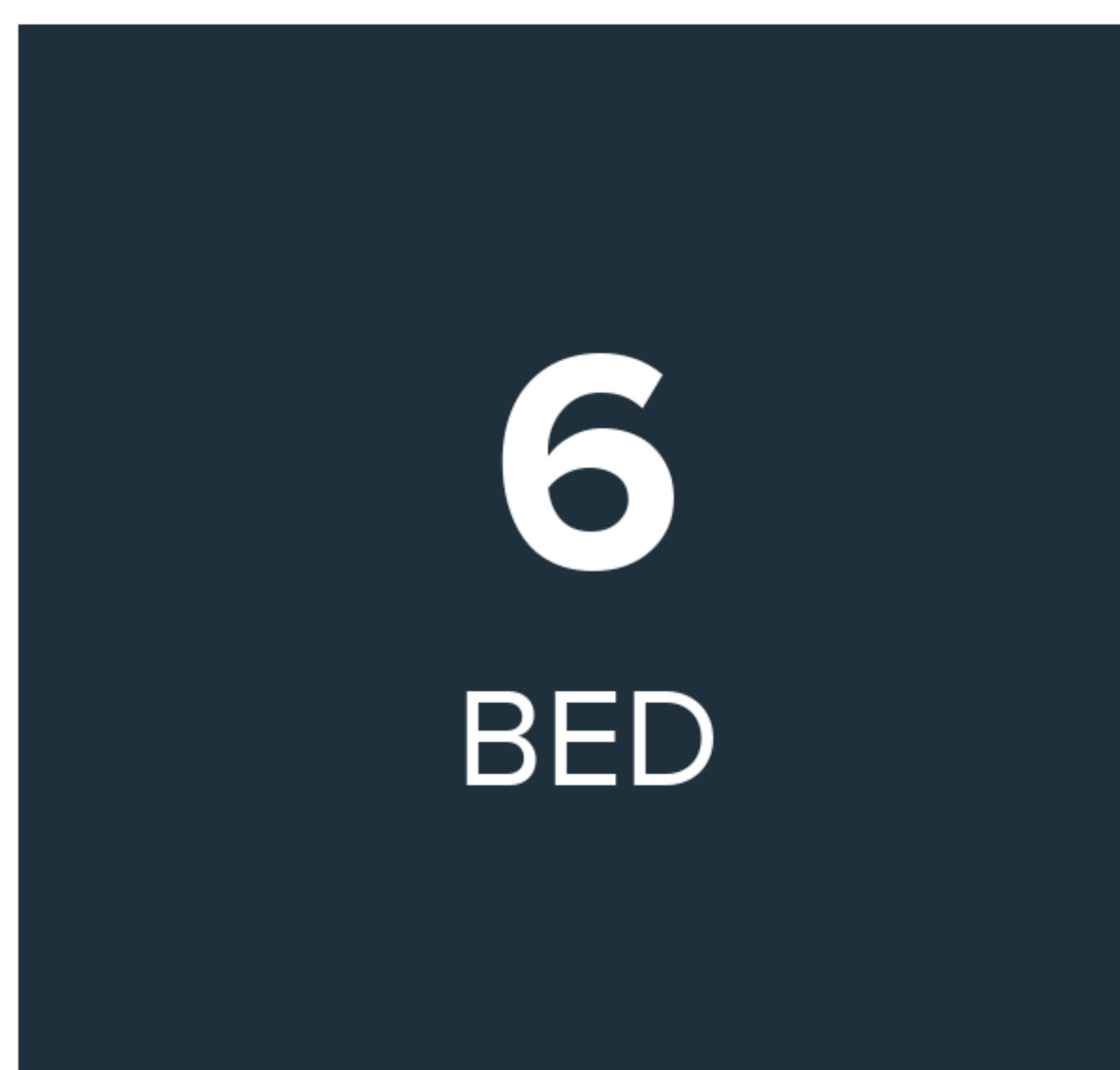
OFFERED AT

\$340,000



ABOUT THIS PROPERTY

True 6 bedroom on a large corner lot in the welcoming neighborhood of Montgomery Creek Ranch! Additional living area upstairs means plenty of room to spread out and have your own space to enjoy! This home has a first floor primary bedroom, with spacious dual primary closets and a large en suite bathroom. This home is 0.2 miles to the splash pad, pool and park! Convenient access to shopping, dining, hospitals and I45. Enjoy The Woodlands amenities without The Woodlands prices, located *just* on the outer edge. Storage shed in the backyard conveys and the bonus of side yard gives you extra space in the back. Must see this home!



3,522
SQ. FT.

8,298
SQ. FT. LOT



SOMMER HAUSMAN

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AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **2** miles.

- GAS 0.5 MI
- PHARMACY 0.5 MI
- GYM 1.1 MI
- GROCERIES 1.2 MI
- ATM 1.4 MI
- CLEANERS 1.8 MI
- MEDICAL 1.9 MI
- COFFEE 2.3 MI
- MOVIE THEATER 4.2 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **10** private schools within **5** miles.

- K-06** SUCHMA ELEMENTARY ASSIGNED
- 7-8** IRONS J HIGH SCHOOL ASSIGNED
- 9-12** OAK RIDGE HIGH SCHOOL ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE WOODLANDS GOLF (2.2 MILES)
- PARK NORTSHORE PARK (4.4 MILES)
- DOG PARK CATTAIL PARK (6.3 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **55** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

AMERICAN	15	JAPANESE	2
FAST FOOD	12	CAFES	2
MEXICAN	9	COFFEE AND TEA HOUSES ..	2
INTERNATIONAL	5	CHINESE	2
SEAFOOD	4	OTHER	9
STEAKHOUSES	3		

