



*The Road to home*

## 1616 CAFE DUMONDE CONROE, TX 77304

Discover 1616 Cafe Dumonde – Your Dream Home Awaits!

This stunning property boasts an expansive living design and floor plan that is perfect for those who seek a spacious and comfortable home. Upon entering, you'll be greeted by an inviting sitting porch and an abundance of natural lighting which illuminates the entire space. The grand entrance features high ceilings and a wide foyer that provides ample room for furniture, collections, and entertaining. Enjoy privacy with the split bedroom plan, which separates the main bedroom suite from the secondary ones. The kitchen is a true chef's dream, complete with a wrap-around desk, open shelving, and a cafe/bar section for versatile use and storage. Finally, the large backyard is awaiting your personal touch to transform it into your own outdoor oasis. With a lot size of an impressive 3,040 square feet, don't hesitate to make this house your forever home.



  
\$525,000

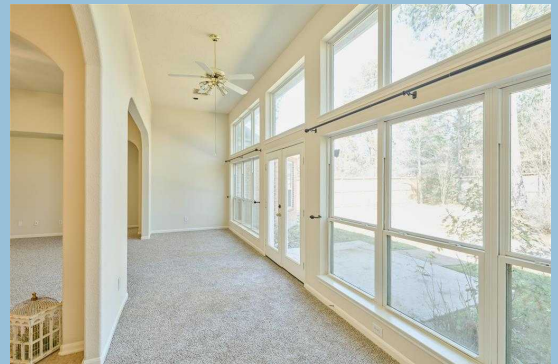
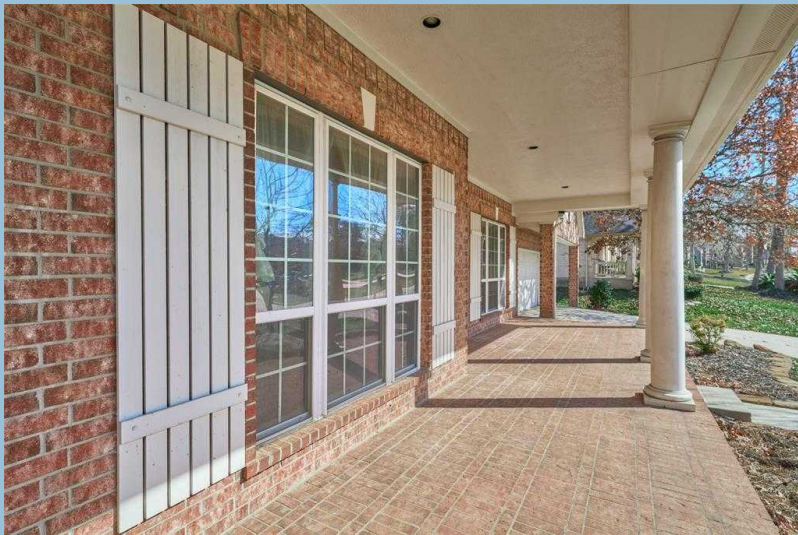
  
3,040 SQFT

  
4 BEDS

  
3 BATHS

# *why we love it...*

Quiet street  
Huge Back yard  
Community golf course  
Location Close to Lake Conroe  
Layout & functionality of floor plan  
High ceilings - Lots of natural light  
Great storage - Places to fit large furniture  
Welcome porch and Entertain areas  
No flooding concern  
Mature trees - Great neighbors  
Community golf course



# PROPERTY FACTS & FEATURES

## **Appliances & Equipment**

Dishwasher  
Disposal  
Microwave  
Electric Oven  
Gas Cooktop

## **Bathrooms**

3 Full Bathrooms  
3.00 Total Bathrooms

## **Bedrooms**

4 Total Bedrooms  
4 Maximum Bedrooms  
All Bedrooms Down  
Split Plan  
Walk-In Closet

## **Building**

3,040 Total SQFT  
Single-story  
Built in 2003  
Free Standing  
Carpet  
Tile  
Brick  
Cement Board  
Wood  
Ranch  
Traditional

## **Community**

Golf Course: The Links at West Fork

## **Cooling**

Central Electric

## **Disclosures**

Sellers Disclosure

## **Exterior Features**

Back Yard Fenced  
Patio/Deck

## **Fireplaces**

1 Fireplace  
Freestanding  
Gaslog Fireplace

## **Foundation**

Slab

## **Garage**

2 Garage Spaces  
Auto Garage Door Opener  
Double-Wide Driveway  
Attached Garage

## **Heating**

Central Gas

## **Home Owner's Association**

Mandatory HOA

## **Interior Features**

Crown Molding  
Dryer Included  
Formal Entry/Foyer  
High Ceiling  
Washer Included  
Window Coverings

## **Listing**

\$1,603,053 per acre  
\$173 per sqft

## **Location**

Area: 19  
County: Montgomery  
Subdivision: West Fork 01

## **Lot**

1/4 Up to 1/2 Acre  
0.3275 acres  
Size: 14266 square feet  
Greenbelt  
In Golf Course Community  
Subdivision Lot

## **Sewer**

Public Sewer  
Public Water

## **Taxes**

Amount: \$8,978  
Rate: 2.074  
Year: 2023

## **Utilities**

Electric Dryer Connections  
Washer Connections  
Attic Vents  
Ceiling Fans  
HVAC>13 SEER

## **Roof**

Composition

## **Schools**

School District: 11 - Conroe  
Elementary: Giesinger Elementary School  
Middle: Peet Junior High School  
High: Conroe High School

## **Fees**

Annual Maint Desc: Mandatory  
Maintenance Fee: \$650  
Maint Fee Pay Schedule: Annually  
Grounds  
Recreational Facilities  
Other Fee Exists  
Other Type: Transfer Fee  
Other Amount: \$150

**Dryer Included, Washer Included, Electric Oven, Gas Cooktop, Dishwasher, Disposal, Microwave**

# PROPERTY IMPROVEMENTS & UPDATES

New carpet instillation: 2023



# UTILITY INFORMATION

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- Electric Dryer Connections
- Washer Connections
- Attic Vents
- Ceiling Fans
- HVAC > 13 SEER



## **GAS**

Low: \$260 High: \$400 Average: **\$350**



## **WATER - CITY OF CONROE**

Low: \$40 High: \$150 Average: **\$50**



## **ELECTRICITY**

Low: \$175 High: \$325 Average: **\$250**



## **WASTE MANAGEMENT**

Low: \$30 High: \$75 Average: **\$45**

# AREA INFORMATION



## WEST FORK ESTATES, CONROE, TX

POPULATION: 231  
 UP 362% SINCE 2000

AVERAGE INCOME: \$110,030 PER YEAR

AVERAGE AGE: 41 YEARS

GENDER: 54% MALE  
 46% FEMALE

HOUSEHOLDS: 101  
 17% WITH CHILDREN

AVERAGE VALUE: \$558,136

OCCUPANCY: 61% OWNED  
 39% RENTED  
 9% VACANT

AVG. RESIDENCY: 21 YEARS

EDUCATION: 7% HIGH SCHOOL  
 12% ASSOCIATE  
 30% BACHELOR  
 21% GRADUATE

CRIME RATE: Average



### Assigned Schools Elementary Middle High

RATING	SCHOOL NAME	ASSIGNED GRADES	DISTANCE
A-	<b>Giesinger Elementary School, Conroe, TX</b> STUDENTS 749 STUDENT/TEACH 16:1 CHARTER No TITLE1 Yes EXPENDITURE -	1 - PK	0.5 mi
C+	<b>Cryar Intermediate School, Conroe, TX</b> STUDENTS 763 STUDENT/TEACH 15:1 CHARTER No TITLE1 Yes EXPENDITURE -	5 - 6	1.9 mi
C-	<b>Peet Junior High School, Conroe, TX</b> STUDENTS 1278 STUDENT/TEACH 15:1 CHARTER No TITLE1 Yes EXPENDITURE -	7 - 8	1.6 mi
C+	<b>Conroe High School, Conroe, TX</b> STUDENTS 4429 STUDENT/TEACH 16:1 CHARTER No TITLE1 Yes EXPENDITURE -	9 - 12	2.6 mi