

716 & 710 Kelley Road, Conroe, TX 77303 (11.762 acres)

OFFERED AT \$749,000

(ABSOLUTELY NO SHOWINGS W/O CONFIRMED APPT)

Includes:

11.762 fenced/cross-fenced acres with 3 septic systems (2 aerobic and one conventional) and 2 wells

Additional hand well pump (manually operated if electricity is out)

City water also available at road

Pond

creek

2 homes

Already set up pad site with all utilities that once housed double wide manufactured home

2 car covered carport

16 x 10 shed with attached covered lean-2 with electricity

25 x 20 covered partially enclosed equipment shed

25 x 20 metal carport on 35 x 20 slab + pad for 3rd home (all utilities to pad site)

24 x 24 insulated building on slab with power and AC (water accessible approx. 50' away)

25 x 20 metal barn on slab with roll up door w/2 car carport attached

Several other concrete pads (perfect for portable building, tiny home, RV, etc.)

50 x 40 fenced area with large inground pool & patio

7 water spickets throughout the property

Shooting range on the property

Commercial grade 400 watt lights around the property automatically light up at night.

This charming, private, unrestricted property with scattered oaks has so much potential. 2 beautiful homes and third pad site with full utilities already set up for manufactured home, tiny home, RV or build a third home. Multi-generational property with potential for additional homes. Investors looking for a property with multiple wells and septic systems for rental income, small RV park?? This is the perfect property. NO POA! NO RESTRICTIONS. SUPER LOW TAX RATE of 1.58%! Amenities already on site.

Possibility to purchase additional adjacent acreage available. County maintained asphalt road. Access to 105 East and FM 1484 just steps away.

Primary home

2012 – 1,680 s.f (30 x 56) 3 bedroom, 2 bath beautifully maintained manufactured home with additional flex room with barn doors (think office, formal dining, 4th bedroom, media room) with 17 x 10 enclosed screened patio with barn door & ceiling fan + additional 21 x 9 custom deck overlooking picturesque & private 11.762 acres with pond, creek & beautiful hardwoods. Property is fenced/c-f with solar powered automatic gate at front entrance. Newly installed beautiful engineered wood floors, high ceilings, crown molding, wood blinds throughout, custom light fixtures, beautifully remodeled kitchen with 52 x 32” island, quartz countertops and glass backsplash, large pantry. Lots of windows, light & bright with amazing views of the property from every room. Large rooms, very spacious & open. Large primary suite with separate soaking tub & shower, double vanity, walk-in closet. Large second bath has shiplap wall, shower/tub combo & full linen closet.

Second home

Site built home on slab with huge covered front porch. 2 bedrooms, 1 bath, 900 s.f. Beautiful engineered wood floors, huge living area, recent paint, walk-in shower.

Manufactured home site with all utilities and covered carport for parking