

## 4788 WEST FORK BLVD

<https://houston-re.com>

Under Construction Golf Course Custom Home...  
West Fork Estates offers hill country terrain in a golf course community with a low tax rate and no MUD. Located within the Conroe ISD and quick access to Lake Conroe, I-45, medical, shopping, restaurants, Willis, Conroe, The Woodlands, EXXON as well Lone Star...

\$ 654,570.00

4788 West Fork Blvd

- 4 beds
- 3.1 baths
- Single-Family
- Active
- 3117 sq ft



BASIC FACTS

**MLS #:** 7298041

**Date added:** 06/14/23

**Post Updated:** 2023-06-14 16:51:42

**Status:** Active

**Bedrooms:** 4

**Bathrooms:** 3.10

**Baths Full:** 3

**Baths Half:** 1

**Area:** 3117 sq ft

**Lot size:** 15196 sq ft

**Year built:** 2023

**Year Built Src:** Builder

ROOMS & UNITS DESCRIPTION

**Room Count:** 7

PROPERTY DETAILS

**Parcel Number:** NA

**Lot Description:** On Golf Course

**Style:** Traditional

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

**Subdivision:** West Fork

**Builder Name:** Canvas Homes LLC

**Price Sq Ft List:** 210.00

**Acres:** 0.3255

**Dwelling Type:** Free Standing

**New Construction:** 1

**Stories:** 1

**Floors:** Wood

**Restrictions:** Deed Restrictions

PROPERTY FEATURES

**Exterior:** Back Green Space,Porch

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage,Tandem



|                                                |                                               |
|------------------------------------------------|-----------------------------------------------|
| <b>Heat System:</b> Central Gas                | <b>Cool System:</b> Central Electric          |
| <b>Fireplace Description:</b> Gaslog Fireplace | <b>Fireplaces Number:</b> 1                   |
| <b>Energy:</b> Insulated/Low-E windows         | <b>Kitchen Desc:</b> Breakfast Bar            |
| <b>Dishwasher:</b> 1                           | <b>Water Sewer:</b> Public Sewer,Public Water |
| <b>Microwave:</b> 1                            | <b>Siding:</b> Brick,Cement Board,Stone       |

LOCATION DETAILS

|                                                       |                                                                                                                                                                                                                                  |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Area:</b> 19                                       | <b>County Or Parish:</b> Montgomery                                                                                                                                                                                              |
| <b>School District:</b> 11 - Conroe                   | <b>Directions:</b> I-45 North to Hwy 105, turn left on Hwy 105 heading west, turn left onto West Fork Blvd (approximately one mile down 105), and continue on West Fork Blvd through West Fork Estates, lot will be on the left. |
| <b>School Elementary:</b> GIESINGER ELEMENTARY SCHOOL | <b>School Middle:</b> PEET JUNIOR HIGH SCHOOL                                                                                                                                                                                    |
| <b>School High:</b> CONROE HIGH SCHOOL                |                                                                                                                                                                                                                                  |

MISCELLANEOUS

|                                                                     |                                         |
|---------------------------------------------------------------------|-----------------------------------------|
| <b>Annual Maint Desc:</b> Mandatory                                 | <b>Realist Block:</b> Deed Restrictions |
| <b>Disclosures:</b> Other Disclosures                               | <b>Disposal:</b> 1                      |
| <b>Finance Available:</b> Cash Sale,Conventional,VA                 | <b>Range:</b> Deed Restrictions         |
| <b>Legal:</b> S949103 - WEST FORK 03, BLOCK 8, LOT 13, ACRES 0.3255 | <b>Legal Subdivision:</b> WEST FORK     |



**FEES & TAXES**

**Tax Amount:** \$ 1,297.00

**Tax Year:** 2020

**COURTESY OF**

**List Office Name:** Front Real Estate Co - Houston

