



For Sale on Market

**\$258,000**

Call 7133771022 Today!

## 308 E PHILLIPS ST, CONROE, TX 77301

2 BEDS, 1 FULL BATH(S)

If location sells, consider this one a hot deal! Situated in the heart of downtown Conroe, this home offers unbeatable walkability to shopping, grocery stores, and a variety of local and authentic dining options. The home features two bedrooms and one bathroom, a large living area, and a spacious kitchen, along with an oversized formal dining room perfect for gatherings. Despite being located on a main road, the property maintains generous yard space. At the back of the property, separate from the main home, is an additional building that includes a laundry room and two extra spaces, ideal for offices, guest rooms, or flex use. And a full restroom. Come tour this charming home and fall in love with its location, space, and versatility!

### GENERAL DESCRIPTION

**Subdivision:** Ralston  
**Property Type:** Single-Family  
**Bedrooms:** 2  
**Baths:** 1 Full  
**Stories:** 1  
**Style:** Traditional  
**Year Built:** 1938  
**Building Sqft:** 1,304 / Appraisal District  
**Lotsize:** 10,010 / Appraisal District  
**Market Area:** Conroe Northeast  
**Key Map:** 158W  
**MLS# / Area:** 20717937 / 19



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker

Better Homes and Gardens Real  
Estate Gary Greene - Lake Conroe  
South

308 E Phillips St, Conroe, TX 77301

Visit <https://www.har.com/20717937> for more information