



- Conroe, TX 77302**  
*Features & Amenities*
- One-story Perry home | 4 bedrooms | 3 full baths
  - Built in 2024 with thoughtful design throughout
  - Magnificent windows in the main living areas—filling the home with natural light
  - Spacious living area with gas fireplace and tile accent
  - Upscale kitchen with quartz countertops, tile backsplash, brass finishes, and modern lighting
  - Kitchen with a walk-in pantry and plenty of cabinetry to keep everything within reach
  - Flexible bonus room with glass-paned French doors
  - Wood-look tile flooring throughout main living areas and primary suite
  - Peaceful primary retreat with tile windows and beautiful backyard views
  - Generously sized secondary bedrooms with functional layout
  - One secondary bedroom with an auto bedframe and walk-in closet
  - Oversized lot with exceptional backyard space
  - Space to design and build your own pool
  - Covered back patio and gazebo for outdoor living and relaxation
  - Enjoy Artavia amenities including a five-acre lake, paddle boats, walking trails, fitness center, clubhouse, playground, year-round community events, and a second clubhouse on the way



**For Sale** on Market

# \$535,000

Call 7138840322 Today!

## 17801 PARNASSUM PATH, CONROE, TX 77302

### 4 BEDS, 3 FULL BATH(S)

This standout home in Artavia delivers the kind of one-story living that's hard to find—bright, open, and designed with Perry Homes' elevated touch from the start! Built in 2024, it offers four bedrooms and a large flex room—perfect for a home office, playroom, or second living space. Soaring ceilings and walls of windows welcome incredible natural light, while a gorgeous fireplace adds warmth and a beautiful focal point to the living area! The beautifully designed kitchen features upgraded brass finishes, generous counter space, and a natural flow throughout. The large backyard is perfect for play-time and entertaining – with plenty of room for a pool! Enjoy the lifestyle Artavia is known for, with a five-acre lake, paddle boats, splash pad, playground, fitness center, miles of walking trails, clubhouse and regular community events. This is one you won't want to miss – schedule your showing today!

### GENERAL DESCRIPTION

- Subdivision:** Artavia
- Property Type:** Single-Family
- Bedrooms:** 4
- Baths:** 3 Full
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 2024
- Building Sqft:** 2,774 / Appraisal
- Master Planned Community:** Artavia
- Lotsize:** 13,768 / Appraisal District
- Maintenance Fee:** \$1,284 / Annually
- Market Area:** Spring Northeast
- MLS# / Area:** 35177233 / 19



**Presented By**  
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