



- 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 tilt 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 7133771022 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
Chad Sayles

Walzel Properties - Spring 7133771022

Listing Broker
Keller Williams Advantage Realty