



Under Contract - Pending on Market

# \$455,000

Call 7133771022 Today!

## 17520 E WILLIAMS RD, CONROE, TX 77303

### 3 BEDS, 2 FULL & 1 HALF BATH(S)

Charming Country Retreat on 3 Unrestricted Acres with Pool, Barn & More! Welcome to your private slice of country paradise! This well maintained 3 bedroom, 2 & 1/2 bath home sits on 3 unrestricted acres, offering peace, privacy, and endless possibilities. Step inside to find a spacious, light-filled layout perfect for comfortable living/entertaining. The kitchen and living areas flow seamlessly into the dining and sun room, while the bedrooms offer generous space and storage. With NO restrictions, you're free to make this property truly your own—bring your animals, build a guest house, or start your homestead dream. Some updates include: Barn (built in 2023), 2 AC units (2023), pool pump (2023), septic (2022), water well (2022), half bath new sink & toilet, new light fixtures & fans, sun room is heated/cooled, refrigerator included, 2nd storage shed for pool equipment, and the well house offers added versatility with an extra storage area, dedicated feed room, and a workshop space.

### GENERAL DESCRIPTION

- Subdivision:** Peach Creek Village
- Property Type:** Single-Family
- Bedrooms:** 3
- Baths:** 2 Full & 1 Half
- Stories:** 2
- Style:** Traditional
- Year Built:** 1995
- Building Sqft:** 2,288 / Appraisal District
- Lotsize:** 130,680 / Appraisal District
- Market Area:** Conroe Northeast
- Key Map:** 131X
- MLS# / Area:** 57901450 / 19



Presented By  
**Chad Sayles**

Walzel Properties - Spring

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Listing Broker  
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