



For Sale on Market

\$1,239,000

Call 7138840322 Today!

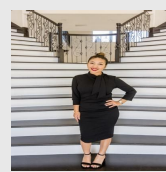
12758 ARIES LOOP, WILLIS, TX 77318

5 BEDS, 4 FULL BATH(S)

AS PER A RECENT APPRAISAL, THIS HOME SUPPORTS A 4,065 SQ FT FLOOR PLAN PLUS A 675 SQ FT GUEST HOUSE (ADU). THE ADU HAS A BEDROOM, A FULL BATHROOM, A COMPLETE KITCHEN, A BREAKFAST AREA, AND A SPACIOUS LIVING ROOM THAT MAKES IT IDEAL AS A "MOTHER-IN-LAW RESIDENCE", OR "PRIVATE DWELLING" FOR YOUR GUESTS. THE MAIN HOUSE HAS 5 BEDROOMS; 4 FULL BATHROOMS; A FORMAL DINING ROOM; A BREAKFAST ROOM; A BREAKFAST BAR; A MEDIA ROOM WITH FURNISHED SEATING; A SUNROOM (OR A GAME ROOM) EXTENDING ALONG THE BACK OF THE HOUSE WHICH OVERLOOKS THE POOL AND OUTDOOR KITCHEN. IN ADDITION, THE POOL INCLUDES A HOT TUB AND WATERFALL. THE PROPERTY IS LOCATED IN A MANNED GATED COMMUNITY WITHIN THE POINT AQUARIUS ESTATES SUBDIVISION. IT HAS WATER FRONTAGE ON LAKE CONROE AND HAS A BOAT HOUSE AND LIFT THAT IS COVERED WITH A HUGE SUN DECK. NOTE THAT THE ROOF AND THREE AIR CONDITIONERS HAVE RECENTLY BEEN REPLACED. CONTACT YOUR AGENT AND COME PREVIEW THIS PROPERTY IN PERSON TO REALLY APPRECIATE ALL THAT IT HAS TO OFFER.

GENERAL DESCRIPTION

- Subdivision:** Point Aquarius
- Property Type:** Single-Family
- Bedrooms:** 5-5
- Baths:** 4 Full
- Stories:** 2
- Garage:** 2 / Attached ,Oversized
- Style:** Contemporary/Modern
- Year Built:** 1995
- Building Sqft:** 4,064 / Appraisal
- Lotsize:** 37,292 / Appraisal District
- Maintenance Fee:** \$1,530 / Annually
- Market Area:** Lake Conroe Area
- Key Map:** 125H
- MLS# / Area:** 98565367 / 39



Presented By
Alyssa Lienau

Century 21 Lucky Money

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Listing Broker
Jeff Webb Real Estate

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Visit <https://www.har.com/98565367> for more information