



For Sale on Market

\$1,239,000

Call 7133771022 Today!

12758 ARIES LOOP, WILLIS, TX 77318

5 BEDS, 4 FULL BATH(S)

AS PER A RECENT APPRAISAL, THIS 4,065 SQ FT HOME ALSO INCLUDES A 675 SQ FT GUESTS 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) WHICH EXTENDS ALONG THE BACK OF THE HOUSE OVERLOOKING THE POOL AND OUTDOOR KITCHEN. IN ADDITION, THE POOL HAS A HOT TUB AND WATERFALL. THE NEIGHBORHOOD LOCATION IS IN THE PRESTIGIOUS POINT AQUARIUS ESTATES SUBDIVISION, A MANNED GATED COMMUNITY. THE LOT LOCATION FRONTS ON THE WATER WITH A BOAT HOUSE, BOAT STALL, AND BOAT LIFT. NOTE THAT THE ROOF AND THREE AIR CONDITIONERS HAVE RECENTLY BEEN REPLACED. CONTACT YOUR AGENT AND COME PREVIEW THIS HOME IN PERSON TO REALLY APPRECIATE ALL THAT THIS PROPERTY 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
Chad Sayles

Walzel Properties - Spring

7133771022

Listing Broker
Jeff Webb Real Estate

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