

For Sale on Market

**\$349,990**

Call 8322941811 Today!

## SINGLE-FAMILY, 4 BEDS, 2 FULL BATH(S)

Welcome to 9906 Knob Hollow Way in Conroe, Texas. Pride of Ownership in this meticulously maintained single-story home, offering 4 bedrooms, 2 bathrooms, and approximately 2,352 square feet of comfortable living space. Built in 2013 and cared for by the original homeowner, the home features an open floor plan connecting the kitchen, dining, and living areas, creating a spacious layout ideal for everyday living and entertaining. Large windows provide abundant natural light throughout. The backyard includes an above-ground pool, perfect for enjoying Texas summers. Recent updates include a newer roof and air conditioning system. Additional features include a 2-car attached garage and low annual HOA dues. Conveniently located near The Woodlands with easy access to shopping, dining, Costco, Starbucks, Dutch Bros, and major commuter routes. **THIS HOME HAS NEVER FLOODED!**

### GENERAL DESCRIPTION

**Subdivision:** Montgomery Creek Ranch 11

**Property Type:** Single-Family

**Bedrooms:** 4

**Baths:** 2 Full

**Stories:** 1

**Garage:** 2 / Attached

**Style:** Traditional

**Year Built:** 2013

**Building Sqft:** 2,352 / Appraisal District

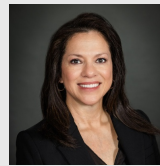
**Lotsize:** 6,050 / Appraisal District

**Maintenance Fee:** \$407 / Annually

**Market Area:** Conroe Southeast

**Key Map:** 218L

**MLS# / Area:** 54128331 / 15



Get in touch  
**Marisol Luyckx**

8322941811



eXp Realty LLC  
8885197431

9906 Knob Hollow Way, Conroe, TX 77385

Visit <https://www.har.com/54128331> for more information