



**CLOSED** on Market

# \$350,000

Call (281) 898-1578 Today!

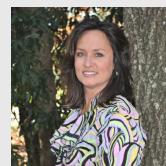
## 12603 POINT AQUARIUS BOULEVARD, WILLIS, TX 77318

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

The perfect vacation home or a homestead! Come park your boat or RV! Situated behind Lake Conroe you are only minutes from open water using the neighborhood boat launch! You are a two-minute walk to the boat launch, pool, volleyball, basketball courts, playground, community center that hosts bridge, bunko, bingo, & exercise classes. This home is on a LARGE 1/2 lot. It has 3 bedrooms w/a flex room that can be used for a study, music room or a 4th bedroom, 2.5 baths, the Primary bath has large garden tub and two closets! Coming through the front door you enter into the living area that is open to the breakfast room & kitchen. Kitchen has the coveted gas cooking and breakfast bar/serving area. PEX piping, ceiling fans in every room, 3 zoned sprinkler system, Large covered concrete patio in the backyard to block the sun & rain! This home has tons of storage. Security motion lights, recent a/c. Golf carts allowed on the streets, 24-hr manned gate, low taxes!

### GENERAL DESCRIPTION

- Subdivision:** Point Aquarius 03
- Property Type:** Single-Family
- Bedrooms:** 3-4
- Baths:** 2 Full & 1 Half
- Stories:** 1
- Garage:** 2 / Detached
- Style:** Other Style, Traditional
- Year Built:** 2009
- Building Sqft:** 1,897 / Seller
- Lotsize:** 21,255 / Appraisal District
- Maintenance Fee:** \$1,110 / Annually
- Market Area:** Lake Conroe Area
- Key Map:** 125G
- MLS# / Area:** 74404054 / 39



Get in touch  
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Visit <https://www-v2.har.com/74404054> for more information