

20054 Kincaid, Conroe, Texas, 77306

\$250,000



ACT	4 Beds	2/0 Baths	1680 Sq Ft	2023 Built
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Single Residential
MLS #: **1794959**
Type: **Manufacturing**
Style: **Manufactured Home - Double Wide**
Garage Parking: **None/Not Applicable**
Subdivision (Common Name): **OUT/MONTGOMERY**
Subdivision (Legal Name): **OUT/MONTGOMERY**

List Date: **07/22/2024**
List Price: **\$250,000**
Days on Market: **207 / 207**
Total Tax: **\$0**

General

Instructions/Directions: **FM 1314 to Old Houston Rd take a rt, 6.4 miles take a left on FM 2090, Left on Spring Branch Crossing Blvd.**

Area: **3100**

Mapsco Grid:

Block: **3**

Lot: **5**

Legal: **S897400 - Spring Branch Crossing 01, BLOCK 3, Lot 5**

County: **Montgomery**

Subdivision (Common Name): **OUT/MONTGOMERY**

Subdivision (Legal Name): **OUT/MONTGOMERY**

Home Faces:

Recent Rehab:

Construction: **Pre-Owned**

New Constr. Est. Completion:

Builder Name: **NA**

Neighborhood Amenities: **None**

Accessible/Adaptive Home: **No**

Accessible/Adaptive Details: **N**

Miscellaneous:

Senior Community: **Yes**

Green Certification:

Green Features:

Energy Efficiency:

School

School District: **Not Applicable**

Elementary School: **Not Applicable**

Middle School: **Not Applicable**

High School: **Not Applicable**

Exterior Features

of Stories: **1**

Exterior: **Wood, Siding**

Roof: **Composition**

Foundation: **Pier & Beam**

Garage Parking: **None/Not Applicable**

Additional/Other Parking: **Unpaved Drive**

Pool/Spa: **None**

Exterior Features:

Lot Size (Acres): **0.75**

Lot Description:

Lot Dimensions:

Lot Improvements:

Other Structures:

Interior Features

Interior: **One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen**

Inclusions: **Ceiling Fans, Washer Connection, Dryer Connection**

Floor: **Linoleum**

of Fireplaces:

Fireplace: **Not Applicable**

Window Coverings: **All Remain**

Primary Bedroom: **Split, Walk-In Closet**

Primary Bath: **Tub/Shower Separate**

Room Details

Living Room: **(15x18) Main Level**

Dining Room: **(11x11) Main Level**

Kitchen: **(12x11) Main Level**

Primary Bedroom: **(14x15) Main Level**

Primary Bath: **(9x10) Main Level**

Bedroom 2: **(13x12) Main Level**

Bedroom 3: **(12x10) Main Level**

Bedroom 4: **(12x10) Main Level**

Tax/HOA

CAN#: **89740003000**
Certified Tax Year: **2023**
Total Tax (Without Exemptions): **\$0**
Taxed by Multiple Counties: **No**
HOA: **None**
Multiple HOA: **N**
(.)

Utilities

Air Conditioning: **One Central**
Heating: **Central**
Heating Fuel: **Electric**
Water/Sewer: **Aerobic Septic**
Utility Suppliers:

Listing Info

List Office: **BRAVA Realty - BRCL00 - (830) 660-7954**
- brava.realtor@gmail.com
Days on Market: **207**
Currently Being Leased:
Lease Expiration Date:
Occupancy: **Vacant**
Owner LREA/LREB: **No**
Proposed Terms: **Conventional, FHA, VA, Cash, USDA**
Possession: **Closing/Funding**
Contingent Info:
Contract Date:
Closing Date:
Sold Price:
Price per SqFt: **\$148.80**

Office/Sales

Agent Remarks: Home is owned by a lender so utilities will not be on except during inspections and appraisals. Utilities will not be on except during inspections and appraisals. Seller is not required to provide Disclosures. Seller Financing Available WAC.. Contact Darla Wallace, 830-433-0610 for questions and all offers send to dwalsixrealty@outlook.com OFFER INSTRUCTIONS IN SUPPLEMENTS

Agent: **Natalie Land, GRI,PSA - 621768 - (830) 660-7954 - brava.realtor@gmail.com; natalie.land.mkt@gmail.com**
List Office: **BRAVA Realty - BRCL00 - (830) 660-7954 - brava.realtor@gmail.com**
Sell Concess: **Yes**

Concessions in the MLS are negotiable between the buyer and seller, without conditions tied to payment to a cooperating buyer broker. Listed amounts are non-binding, with the seller solely deciding the contribution towards the buyer's expenses during negotiations

Sub Agency Allowed?: **No**

Broker Website:

Contract: **Exclusive Right to Sell**

The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS.

List Date: **07/22/2024**

Expiration Date: **05/20/2025**

Owner: **21st Mortgage**

Owner LREA/LREB: **No**

Preferred Title Company: **Five Star Title**

Phone to Show: **SHOWING TIME**

Showing Contact: **Agent**

Lockbox Type: **Combo**

How Sold:

Contingent Info:

Source SQFT Acre:

Sale Terms 2nd:

Amt Paid by Seller - Repair/Improv:

Amt Paid by Seller - Finance-Related:

Amt Paid by Seller - Buyer's Broker Costs:

Amt Paid by Seller - Closing Costs:

Ttl Amt Paid by Seller Towards Closing Costs:

Sold Price per SQFT:

Sold SQFT/Acre:

Sell Points:

Selling Agent 1:

Selling Office 1:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.
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The Federal Fair Housing refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the Texas Fair Housing Act, protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.