



Single-Family Active

ML#: **49054609** List Price: **\$449,000**
 Address: **[10192 Fm 1097 Road W](#)** Orig Price: **\$449,000**
 Area: **39** LP/SF: **\$214.22**
 Tax Acc #: **101675** DOM: **10**
 Tax Acc #: **59100227310** Tax Acc#3:
 City/Location: **Willis** State: **Texas**
 County: **Montgomery** Zip Code: **77318 - 4904**
 Market Area: **Lake Conroe Area** Key Map: **127J**
 Subdivision: **Hulon Lakes** Country: **United States**
 Lot Size: **9,561 / Appr Dist** Section #: **02**
 Master Planned: **No** SqFt: **2,096 / Appr Dist**
 Legal Desc: **HULON LAKES 02, BLOCK 12, LOT 1-B, 2-B**
 Lease Also: **No** Year Built: **1973 / Seller**

Listing Firm: **Century 21 Realty Partners**
 Directions: **From I-45 North, exit Willis, turn left at red light, heading west on FM 1097, house is approximately 1 mile on the right side**

Recent Change:

School Information

School District: **[56 - Willis](#)** Elem: **[C.C. HARDY ELEMENTARY SCHOOL](#)**
 Middle: **[LYNN LUCAS MIDDLE SCHOOL](#)** High: **[WILLIS HIGH SCHOOL](#)**
 2nd Middle:

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Ranch** # Stories: **1** Bedrooms: **3/**
 Type: **Free Standing** Access: Baths F/H: **2/0**
 New Construction: **No** Appx Complete: Builder Nm:
 Lot Dim: Acres: **.22 / 0 Up To 1/4 Acre**
 Frt. Door Faces: **West** Garage:
 Gar/Car: **Double-Wide Driveway** Carport: **2/Detached Carport**

Physical Property Description:

LOCATION! LOCATION! Corner lot minutes from Lake Conroe and I-45 near Willis. The entrance to the property's drive way is on FM 1097 west which has been upgraded and widened. Great opportunity for a small business or investment property. Home has had 1 owner and has been well maintained. Plenty of space with 2,096 sq ft consisting of 3 bedrooms, 2 bathrooms, a den, a home office, utility room and storage room. Open concept with lots of natural light. Outside space offers a freshly painted back deck, storage shed and carport on a 9,561 sq ft lot with a side yard. Roof replaced in 2016, HVAC system replaced in 2016. This property has endless possibilities! Motivated seller, bring us your offer!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	13 x 13	1st	Bedroom	10 x 12	1st
Bedroom	10 x 11	1st	Home Office/Study	13 x 19	1st
Living Room	16 x 21	1st	Den	12 x 5	1st

Bathroom Desc:
 Bedroom Desc:
 Room Desc:
 Kitchen Desc:

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Compactor: **No** Disposal: **No**
 Fireplace: **1/Wood Burning Fireplace** Utility Dist: **No** Sep Ice Mkr: **No**
 Connect: **Electric Dryer Connections, Washer Connections** Range: **Electric Range**
 Energy: **Ceiling Fans, Digital Program Thermostat** Flooring: **Carpet, Laminate, Tile**
 Oven: **Electric Oven** Foundation: **Slab**
 Green/Energy Cert: Countertops: **Granite**
 Roof: **Composition** Prvt Pool: **No**
 Interior: **Fire/Smoke Alarm, Water Softener - Owned** Area Pool: **No**
 Exterior Constr: **Brick** Waterfront Feat:
 Exterior: **Back Yard Fenced, Patio/Deck, Storage Shed** Water/Sewer: **Septic Tank**
 Lot Description: **Corner** Cool: **Central Electric**
 Heat: **Central Electric** Golf Course Nm:
 St Surf: Exclusions:
 Restrictions: **No Restrictions** Disclosures: **Sellers Disclosure**
 55+ Community: **No** Sub Lake Access: **No**
 HOA Amenities:

Accessibility:

Mgmt Co./HOA Name: **No**

Financial Information			
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Finance Cnsdr:	Cash Sale, Conventional, FHA	Maint. Fee:	No
Maint. Fee Includes:			
Affordable Housing			
Desc:			
Other Mand Fee:	No	Tax Rate:	1.6712
Taxes w/o Exemptions:	\$2,992/2024		

Prepared By: Angela Hawkins

**Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form**

Date: 03/14/2026 2:36 PM

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