

# 8676 SASSAFRAS

WILLIS, TX 77318 | MLS #: 36416852

\$160,000 | 2 BEDS | 1.5 BATHROOMS | 2 CAR PARKING | 920 SQUARE FEET



View Online: <http://8676sassafRAS.homeis4sale.com>  
For Instant Photos: Text 768098 To 415-877-1411

Here is your opportunity to be on a canal on Lake Conroe. This cute home features 2 bedrooms 1 and a half baths, with all the necessities for an enjoyable lifestyle. There is a privacy fence in the back yard and also an outdoor Projector Screen for your entertainment. Step thru the back gate down to the pier for immediate access to the canal. It is just minutes away from the neighborhood boat launch and neighborhood pool. This home is short drive to I-45 and has quick access to shopping and restaurants in Willis or Conroe to the south and SAM HOUSTON St is approximately 20 minutes to the North in Huntsville. This is a great opportunity if you're looking to live and play in Montgomery County.

- On the canal
- 2 Story
- Outdoor Projector Screen
- Tile Flooring
- Granite Countertops
- Fenced in Backyard
- Neighborhood Pool/Park
- Neighborhood Boat Ramp



## AGENT INFORMATION

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## ABOUT RODNEY CRADDOCK

I'm a REALTOR® serving Montgomery and Harris counties with a focus on my fellow Veterans (MRP certified), e-PRO®, Pricing Strategies (PSA), Farm and Ranch clients, (certified) and residential homes. I strive to exceed expectations with my attention to detail and customer-centric approach. Both of these skill sets I've acquired through past positions in the U.S. A...

Disclaimer: All information deemed reliable but not guaranteed.