

LAKESIDE PLACE • GATED WATERFRONT COMMUNITY

13638 LAKESIDE PLACE DR

Willis, TX 77318

3	2.5	2,854	3-Car	0.229
BEDROOMS	BATHS	SQUARE FEET	DETACHED GARAGE	ACRE LOT

RECENT UPDATES

- New wood-look tile flooring throughout
- High-end countertops
- Recently replaced roof
- New water heater and new fences
- Newly installed whole-home generator

PRIMARY RETREAT • 1ST FLOOR

- En-suite bath with dual vanities
- Frameless glass separate shower
- Jetted soaking tub
- Custom walk-in closet

ROOM DIMENSIONS

Living Room	24 × 20	1st
Primary Bedroom	18 × 14	1st
Kitchen	13 × 12	1st
Breakfast Room	14 × 9	1st
Formal Dining	13 × 12	1st
Home Office / Study	14 × 12	1st
Game Room	20 × 14	2nd
Bedroom	14 × 13	2nd
Bedroom	13 × 12	2nd

GOURMET KITCHEN

- High-end stainless steel appliances
- Island with electric cooktop
- Abundant cabinetry and counter space
- Pots-and-pans drawers, under-cabinet lighting
- Open to living area and breakfast room

OUTDOOR LIVING

- Large covered back porch and side porch
- Large fenced, cross-fenced back yard
- Lake views in a gated, controlled-access community
- Room for your boat and watercraft

PROPERTY DETAILS

Year Built	1999 • 2-story Traditional
Construction	Brick & cement board • slab
Heat / Cool	Central gas / central electric
Fireplace	Gas log, freestanding
HOA	\$500/yr • \$200 transfer fee
Taxes	\$8,024 (2026, w/o exemptions)
Tax Rate	2.1752 • MUD • Conroe ETJ
Schools	Willis ISD: Meador Elem., Calfee MS, Willis HS

Information deemed reliable but not guaranteed. Square footage per appraisal district. Buyer to independently verify all information, including school assignment.