

LAKESIDE PLACE • GATED WATERFRONT COMMUNITY

13638 LAKESIDE PLACE DR

Willis, TX 77318

3 BEDROOMS	2.5 BATHS	2,854 SQUARE FEET	3-Car DETACHED GARAGE	0.229 ACRE LOT
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EXTERIOR UPDATES	INTERIOR UPDATES	
■ New roof ■ New exterior paint ■ Double-pane windows ■ Added outdoor patio ■ New whole-home generator ■ Wrought-iron fence (back yard) ■ Outdoor lighting ■ New drainage	■ New granite, kitchen & baths (2023) ■ New carpet & tile (2023) ■ New kitchen appliances ■ New light fixtures throughout ■ New light switches & outlets ■ Updated showers	■ New water heater ■ Replaced toilets ■ New fireplace tile ■ Freshly painted interior ■ Lighted mirrors in primary bath

GOURMET KITCHEN
■ Stainless steel appliances ■ Island with electric cooktop ■ Pots-and-pans drawers, under-cabinet lighting ■ Open to living and breakfast areas

1ST-FLOOR PRIMARY
■ En-suite bath with dual vanities ■ Frameless glass separate shower ■ Jetted soaking tub ■ Custom walk-in closet

OUTDOOR LIVING
■ Covered back porch and side porch ■ Fenced, cross-fenced back yard ■ Lake views in a gated community ■ Room for your boat and watercraft

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

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. Buyer to independently verify all information, including square footage and schools.