



\$377,394.00

1687 HAPPY VALLEY ST, MONTGOMERY, TX 77316, USA

<https://test.houston-re.com>



PHENOMENAL NEW D. R. HORTON BUILT 4/5 BEDROOM IN FAIRWATER! READY FOR MOVE-IN NOW! Ultra Versatile Interior Layout with Home Office/Study/5th Bedroom AND Gameroom! High Ceiling Foyer Leads to Chef's Dream Island Kitchen with Corner Pantry, Light & Bright Dining Area, & Supersized Living Room! Privately Located First Floor Primary Suite Offers Luxurious Garden Bath [...]

Rooms & Units Description



Property title: 1017 Dancing Feather Montgomery Texas 77316

Room Description: Breakfast Room,Family Room,Gameroom Up,Home Office/Study,Utility Room in House

Bed Room Description: Primary Bed - 1st Floor,Walk-In Closet

Room Count: 8

Beds Max: 5

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo

Photo Count: 30

Original List Price: 377394.00

Completed Construction Date: 2023-07-15

HOA Mandatory: 1

Green Certification: Home Energy Rating/HERS

Property Details

Parcel Number: 5032-10-03400

Style: Traditional

Builder Name: D. R. Horton

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Lot Description: Cul-De-Sac,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 145.21

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Vinyl Plank

Utility District: 1

Property Features



Exterior: Back Yard,Back Yard
Fenced,Covered Patio/Deck,Sprinkler
System

Roof: Composition

Garage Carport: Auto Garage Door
Opener

No Of Garage Cap: 2

Cool System: Central Electric

Kitchen Desc: Breakfast Bar,Island w/o
Cooktop,Kitchen open to Family
Room,Walk-in Pantry

Dishwasher: 1

Countertops: Granite/Quartz

Siding: Brick,Cement Board,Stone

Interior: Alarm System - Owned,Fire/Smoke
Alarm,High Ceiling,Prewired for Alarm System

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,High-Efficiency HVAC,HVAC>13
SEER,Insulated/Low-E windows,Insulation -
Batt,Insulation - Blown Fiberglass,Radiant Attic
Barrier,Tankless/On-Demand H2O Heater

Oven Type: Freestanding Oven,Gas Oven

Water Sewer: Public Sewer,Water District

Microwave: 1

Fees & Taxes

Tax Rate: 3.0981

Maint Fee Includes: Recreational Facilities

Fee Other: 1

Tax Year: 2023

Other Mandatory Fee: transfer fee

Fee Other Amount: \$250

Basics

Baths Full: 2

Year Built Src: Builder

Baths Half: 1

Location Details



Area: 39

School District: 37 - Montgomery

School Elementary: KEENAN ELEMENTARY SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77316

County Or Parish: Montgomery

Directions: From I-45 headed North, Exit & head West (Left) @ FM 2854. Go past Keenan Cut Off Road. Turn R @ Fairwater Parkway Place, then follow signs to the model, which is at 1311 Pleasant Springs, Montgomery, 77316.

School Middle: OAK HILL JUNIOR HIGH SCHOOL

Subdivision: Fairwater

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Freestanding Range,Gas Range

DOM: 24

Realist Block: Deed Restrictions,Restricted

Disclosures: Mud,No Disclosures

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S503210 - Fairwater 10, BLOCK 2, Lot 25

Courtesy of

List Office Name: D.R. Horton Homes

