



\$379,913.00

**105 PASSION FLOWER CV, MONTGOMERY, TX
77316, USA**

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



MLS # 36495363 REPRESENTATIVE PHOTOS ADDED. June Completion! An entertainer's dream, the Balsam has a gorgeous open kitchen, family and dining combo will comfortably fit all your guests. The large kitchen island and walk-in pantry is a chef's delight! Relax in the spacious owner's suite with a luxurious designed en suite bathroom includes walk-in shower, [...]

Rooms & Units Description



Property title: 105 Passion Flower Montgomery Texas 77316

Room Description: Breakfast Room,Family Room,Living/Dining Combo,Utility Room in House

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Shower Only

Photo Count: 36

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Vac Rental: Not Allowed

Room Count: 6

Bed Room Description: All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Master Planned Community: Woodforest Development

HOA Mandatory: 1

Original List Price: 430990.00

Property Details

Parcel Number: 2659-10-01800

Lot Dimention: 46x164

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 263.46

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Tile,Vinyl Plank

Utility District: 1

Lot Description: Other

Style: Traditional

Builder Name: Taylor Morrison

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



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

Roof: Composition

Garage Desc: Attached
Garage,Oversized Garage

Heat System: Central Gas

Pool Area: 1

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

Dishwasher: 1

Countertops: Quartz

Siding: Brick,Stone

Interior: Drapes/Curtains/Window Cover,Prewired for
Alarm System

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Energy: Ceiling Fans,Digital Program Thermostat,Energy
Star Appliances,Energy Star/CFL/LED Lights,Insulation -
Spray-Foam,Tankless/On-Demand H2O Heater

Oven Type: Electric Oven

Water Sewer: Public Sewer,Public Water,Water District

Microwave: 1

Fees & Taxes

Tax Rate: 2.78

Tax Year:
2021

Maint Fee Includes: Clubhouse,Courtesy Patrol,Grounds,Recreational Facilities

Basics

Baths Full: 2

Price Change Timestamp: 2023-07-14T16:01:06.513

Active Community 55 YN: 1

Year Built Src: Builder

Completion Date: 2023-06-30

Location Details



Area: 39	County Or Parish: Montgomery
School District: 11 - Conroe	Directions: From Houston: 1-45 north to exit FM 1488. Proceed west on FM 1488 to Honea Egypt. Turn right (north) on Honea Egypt and continue north for one mile, staying to the right at Sendera Ranch Dr. Continue onto Sendera Ranch Dr. for two miles. Take a right at the stop sign at Woodforest Parkway. Follow the curve in the road to the left, entering Bonterra. Drive ½ of the way around the traffic circle and continue until you see the Bonterra model park at 629 N Dayflower Drive Montgomery, TX 77316
School Elementary: STEWART ELEMENTARY SCHOOL (CONROE)	School Middle: PEET JUNIOR HIGH SCHOOL
School High: CONROE HIGH SCHOOL	Subdivision: Bonterra at Woodforest 45's
Geo Market Area: Conroe Southwest	State: Texas
Zip: 77316	City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory	Master Planned Community YN: 1
Realist Block: Deed Restrictions	Connections: Electric Dryer Connections,Washer Connections
Disclosures: Mud	Disposal: 1
Exemptions: Homestead & Over 65	Finance Available: Cash Sale,Conventional,FHA,VA
Range Type: Gas Cooktop	Legal: Lot 18, Blk 1, Sec 10
DOM: 196	

Courtesy of

List Office Name: Alexander Properties

