\$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 Desciption: Other

Style: Traditional

**Builder Name:** Taylor Morrison

Acres Desciption: 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 Year Built Src: Builder

**Price Change Timestamp:** 2023-07-14T16:01:06.513 **Completion Date:** 2023-06-30

**Active Community 55 YN:** 1

## **Location Details**



**Area:** 39 **County Or Parish:** Montgomery

**School District:** 11 - **Directions:** From Houston: 1-45 north to exit FM 1488. Proceed

Subdivision: Bonterra at Woodforest 45's

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 1/2 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: School Middle: PEET JUNIOR HIGH SCHOOL

**State:** Texas

STEWART ELEMENTARY SCHOOL (CONROE)

School High: CONROE

HIGH SCHOOL

**Geo Market Area:** Conroe

Southwest

Conroe

**Zip:** 77316 **City:** Montgomery

### **Miscellaneous**

**Annual Maint Desc:** Mandatory Master Planned Community YN: 1

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

