



\$750,000.00

**106 BALLANTYNE CT, MONTGOMERY, TX
77316, USA**

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



Tucked behind a forested esplanade, on a .43 Acre cul-de-sac lot, this exquisite One-Story overflows with beautiful selections & a design that lets you have it all! Includes every gathering space that adds pleasure to entertaining & your daily routine (Media, GameRm, Study, Large Covered Patio). Grand scale main living spaces surround a dazzling Kitchen [...]

Rooms & Units Description



Property title: 106 Ballantyne Montgomery Texas 77316

Room Description: Family Room,Formal Dining,Gameroom Down,Guest Suite,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House

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

Master Planned Community: Woodforest Development

HOA Mandatory: 1

Green Certification: Energy Star Qualified Home,Environments for Living,Home Energy Rating/HERS

Garage Dimension: 33 x 30

Room Count: 15

Beds Max: 5

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Soaking Tub,Vanity Area

Photo Count: 27

Original List Price: 750000.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 9652-52-03000

Style: Traditional

Builder Name: Coventry Homes

Acres: 0.43

Dwelling Type: Free Standing

Floors: Carpet,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: In Golf Course Community,Subdivision Lot,Wooded

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 209.15

Acres Description: 1/4 Up to 1/2 Acre

Stories: 1

Ownership: Full Ownership

Utility District: 1

Property Features



Exterior: Back Yard,Back Yard
Fenced,Covered Patio/Deck,Patio/Deck,Side
Yard,Sprinkler System,Subdivision Tennis
Court

Roof: Composition

Garage Carport: Auto Garage Door
Opener,Double-Wide Driveway

No Of Garage Cap: 4

Cool System: Central Electric,Zoned

Fireplace Description: Gas
Connections,Gaslog Fireplace

Energy: Attic Vents,Ceiling Fans,Digital
Program Thermostat,Energy Star
Appliances,Energy Star/CFL/LED Lights,High-
Efficiency HVAC,HVAC>13 SEER,Insulated/Low-
E windows,Insulation - Batt,Insulation - Blown
Fiberglass,Radiant Attic Barrier

Oven Type: Double Oven,Gas Oven

Water Sewer: Public Sewer,Public
Water,Water District

Microwave: 1

Siding: Brick

Interior: Alarm System - Owned,Crown
Molding,Drapes/Curtains/Window Cover,Formal
Entry/Foyer,High Ceiling,Prewired for Alarm
System,Refrigerator Included,Wired for Sound

Foundation: Slab

Garage Desc: Tandem

Heat System: Central Gas,Wall Heater,Zoned

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Island w/o
Cooktop,Kitchen open to Family
Room,Pantry,Soft Closing Drawers,Under
Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Countertops: Quartz

Golf Course: Woodforest Golf Club at Fish
Creek

Fees & Taxes

Tax Rate: 2.5

Tax Year: 2022

Other Mandatory Fee:
Transfer/Capitalization fee

Fee Other Amount: \$275.00/.5%

Tax Amount: 14250

Maint Fee Includes:
Clubhouse,Grounds,Recreational Facilities

Fee Other: 1

Basics

Baths Full: 4

Year Built Src: Appraisal District



Location Details

Area: 39

School District: 37 - Montgomery

School Elementary: LONE STAR
ELEMENTARY SCHOOL (MONTGOMERY)

School High: LAKE CREEK HIGH
SCHOOL

Geo Market Area: Conroe Southwest

Zip: 77316

County Or Parish: Montgomery

Directions: I-45 N, Exit FM 1488. Go West 7 miles. Rt on Honea Egypt & continue for 1-mile, staying to the rt on Sendera Ranch Dr. Rt onto Woodforest Pkwy South to enter Woodforest. Left Ballantyne Dr. Quick Left Ballantyne Ct.

School Middle: OAK HILL JUNIOR HIGH SCHOOL

Subdivision: Woodforest

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Exclusions,Mud,Sellers Disclosure

Exclusions: Stone bunnies

Finance Available: Cash Sale,Conventional,VA

Legal: WOODFOREST 52, BLOCK 1, LOT 30

DOM: 5

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Gas
Dryer Connections,Washer Connections

Disposal: 1

Exemptions: Homestead

Range Type: Gas Cooktop

Legal Subdivision: Woodforest 52

Courtesy of

List Office Name: Martha Turner Sotheby's International Realty

