



\$995,000.00

103 SUNRIDGE CT, MONTGOMERY, TX 77316, USA

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



Stunning Partners in Building Custom Home in the beautiful Spyglass neighborhood of breathtaking Woodforest!*5 Bedroom,4.5 Bath w/an incredible Outdoor Oasis* Home features a LG Open Family Room w/High Ceilings*Huge Island Kitchen*Game Room Down*Master Suite & Guest Room Down w/Full Bath* Private Study*Media Room, 3 Bedrooms & 2 Full Baths Up*Homework/Computer Nook*Master Suite is spacious w/fabulous [...]

Rooms & Units Description



Property title: 107 Sunridge Montgomery Texas 77316	Room Count: 14
Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Down,Guest Suite,Home Office/Study,Living Area - 1st Floor,Loft,Media,Utility Room in House	Beds Max: 5
Bed Room Description: 1 Bedroom Down - Not Primary BR,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet	Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo
Open House Public Upcoming: Public: Sat Sep 2, 12:00PM-3:00PM	Open House Public Count: 1
Master Planned Community: Woodforest Development	Photo Count: 50
HOA Mandatory: 1	Original List Price: 995000.00
Green Certification: Environments for Living,Home Energy Rating/HERS	Key Map: 186N

Property Details

Parcel Number: 9652-17-00700	Lot Description: Subdivision Lot
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Builder Name: Partners In Building	Price Sq Ft List: 216.02
Acres: 0.2883	Acres Description: 1/4 Up to 1/2 Acre
Dwelling Type: Free Standing	Stories: 2
Floors: Carpet,Tile,Wood	Ownership: Full Ownership
Restrictions: Deed Restrictions, Deed Restrictions	Utility District: 1

Property Features



Exterior: Back Yard Fenced,Covered
Patio/Deck,Outdoor Fireplace,Outdoor
Kitchen,Patio/Deck,Porch,Spa/Hot Tub,Sprinkler
System,Subdivision Tennis Court

Roof: Composition

Garage Desc: Attached Garage,Tandem

Heat System: Central Gas

Pool Area: 1

Fireplace Description: Gas
Connections,Gaslog Fireplace

Energy: Ceiling Fans,Digital Program
Thermostat,High-Efficiency HVAC,Insulated/Low-
E windows,Insulation - Blown Cellulose,Insulation
- Blown Fiberglass,North/South Exposure

Oven Type: Double Oven,Electric Oven

Water Sewer: Water District

Microwave: 1

Interior: Alarm System -
Owned,Drapes/Curtains/Window Cover,Dryer
Included,Formal Entry/Foyer,High
Ceiling,Refrigerator Included,Spa/Hot
Tub,Washer Included

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Pool Private: 1, Gunite,Salt Water

Fireplaces Number: 2

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

Dishwasher: 1

Countertops: Granite

Siding: Stucco

Fees & Taxes

Tax Rate: 2.665

Tax Year: 2021

Other Mandatory Fee: Transfer Fee /
Woodforest Foundation Fee

Fee Other Amount: 301.50/.5%
Purchase S

Tax Amount: 15282

Maint Fee Includes:
Clubhouse,Grounds,Recreational Facilities

Fee Other: 1

Basics

Baths Full: 4

Year Built Src: Appraisal District

Baths Half: 1



Location Details

Area: 39	County Or Parish: Montgomery
School District: 37 - Montgomery	Directions: I-45N W on FM1488. Rt on Honea Egypt.Stay to right on Fish Creek, Continue to Woodforest & turn Rt on Elk Trace Parkway to Rt on Woodforest Parkway, Rt onto Spyglass Park Ln, then Rt onto Sunridge Ct #107
School Elementary: LONE STAR ELEMENTARY SCHOOL (MONTGOMERY)	School Middle: OAK HILL JUNIOR HIGH SCHOOL
School High: LAKE CREEK HIGH SCHOOL	Subdivision: Woodforest 17
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,Gas Dryer Connections,Washer Connections
Disclosures: Mud,Sellers Disclosure	Disposal: 1
Finance Available: Cash Sale,Conventional,FHA,VA	Range Type: Gas Cooktop
Legal: S965217 - WOODFOREST 17, BLOCK 1, LOT 7	Legal Subdivision: WOODFOREST

Courtesy of

List Office Name: Berkshire Hathaway HomeServices Premier Properties

