



\$355,190.00

**1687 HAPPY VALLEY ST, MONTGOMERY, TX
77316, USA**

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



INCREDIBLE NEW D. R. HORTON BUILT 5 BEDROOM IN
FAIRWATER! PREMIUM CUL-DE-SAC LOCATION! MOVE-IN READY!
Sought-After Interior Layout with Two Bedrooms & Two Full Baths
Downstairs! Impressive Entry Opens to Gourmet Island Kitchen
with Corner Pantry, Spacious Dining Area, & Large Living Room!
Privately Located First Floor Primary Suite Offers Garden Bath
with Dual Sinks [...]

Rooms & Units Description



Property title: 1073 Dancing Feather Montgomery Texas 77316

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

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

HOA Mandatory: 1

Green Certification: Home Energy Rating/HERS

Room Count: 6

Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

Photo Count: 7

Original List Price: 374394.00

Completed Construction Date: 2023-06-23

Property Details

Parcel Number: 5032-10-04800

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: 128.41

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	Interior: Alarm System - Owned,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System
Roof: Composition	Foundation: Slab
Garage Carport: Auto Garage Door Opener	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Central Gas
Cool System: Central Electric	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
Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry	Oven Type: Freestanding Oven,Gas Oven
Dishwasher: 1	Water Sewer: Public Sewer,Water District
Countertops: Granite/Quartz	Microwave: 1
Siding: Brick,Cement Board,Stone	

Fees & Taxes

Tax Rate: 3.0981	Tax Year: 2023
Maint Fee Includes: Recreational Facilities	Other Mandatory Fee: transfer fee
Fee Other: 1	Fee Other Amount: \$250

Basics

Baths Full: 3	Year Built Src: Builder
Price Change Timestamp: 2023-08-29T12:04:22.563	

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: 35

Realist Block: Deed Restrictions,Restricted

Disclosures: Mud,No Disclosures

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S503210 - Fairwater 10, BLOCK 2, Lot 39

Courtesy of

List Office Name: D.R. Horton Homes

