

1165 PURPLE ORCHID ST, MONTGOMERY, TX 77356, USA

https://test.houston-re.com

WELCOME to FAIRWATER — This NEW HOME community located in ACCLAIMED MONTGOMERY ISD school zone and just minutes away from all that LAKE CONROE has to offer including the newest Margaritaville Resort. This 4 bed, 3 bath home w/ 2 CAR GARAGE features LUXURY upgrades — GRANITE ISLAND kitchen, modern 42" white cabinets, and vinyl [...]

Rooms & Units Description





Property title: 1080 Dancing Feather Montgomery Texas

77316

Room Description: 1 Living Area, Breakfast Room, Family

Room, Kitchen/Dining Combo, Utility Room in House

Bed Room Description: All Bedrooms Down

Open House Public Count: 2

HOA Mandatory: 1

Green Certification: Home Energy Rating/HERS

Room Count: 6

Beds Max: 4

Open House Public Upcoming: Public: Sat Sep 2, 12:00PM-4:00PM

Photo Count: 28

Original List Price: 328194.00

Property Details

Parcel Number: 5032-10-05100 Lot Desciption: Cul-De-Sac, Subdivision Lot

Style: Traditional **List Type:** Exclusive Right to Sell/Lease

Builder Name: DR Horton **Price Sq Ft List:** 159.32

Acres: 0.157599 **Acres Desciption:** 0 Up To 1/4 Acre

Dwelling Type: Free Standing **New Construction:** 1

New Construction Desc: To Be Built/Under Stories: 1

Construction

Floors: Carpet, Vinyl Plank Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features



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

System

Roof: Composition

Garage Carport: Auto Garage Door

Opener

No Of Garage Cap: 2

Cool System: Central Electric

Kitchen Desc: Breakfast Bar, Kitchen open to Family Room, Walk-in Pantry

Dishwasher: 1

Countertops: Granite

Siding: Brick,Cement Board,Stone

Interior: Alarm System - Owned, Fire/Smoke Alarm, Formal Entry/Foyer, High Ceiling, Prewired for

Alarm System

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

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

Oven Type: Gas Oven

Water Sewer: Water District

Microwave: 1

Fees & Taxes

Tax Rate: 3.0981 **Tax Amount:** 1557

Tax Year: 2022 Other Mandatory Fee: Transfer Fee

Fee Other: 1 Fee Other Amount: 200

Basics

Baths Full: 3 Year Built Src: Builder

Completion Date: 2023-10-01

Location Details



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

Directions: From I-45 headed North, Exit & head West **School District:** 37 - Montgomery

> (Left) @ FM 2854. Go appx 12 miles, then community will be on your right. Enter community at Fairwater Park Place, then follow signs to the model at 1311 Pleasant Springs

Court, Montgomery, 77316.

School Elementary: KEENAN

ELEMENTARY SCHOOL

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH

SCHOOL

Subdivision: Fairwater

Geo Market Area: Lake Conroe

State: Texas Area

Zip: 77316 **City:** Montgomery

Miscellaneous

Annual Maint Desc: Mandatory **Realist Block:** Deed Restrictions

Disclosures: Mud **Connections:** Electric Dryer Connections, Washer Connections

Finance Available: Cash Disposal: 1 Sale, Conventional, FHA, VA

Legal: S503210 - Fairwater 10, BLOCK 2, Lot 42 Range Type: Gas Range

DOM: 5

Courtesy of

List Office Name: Keller Williams Woodlands

