



\$700,900.00

717 SUNSET POINT CT, MONTGOMERY, TX 77316, USA

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



PERRY HOMES NEW CONSTRUCTION! Home office with French doors set at entry with 20-foot ceiling. Formal dining room opens to rotunda with curved staircase. Two-story family room with 18-foot ceiling, a fireplace and wall of windows opens to kitchen and morning area. Kitchen hosts generous island with built-in seating space. Primary suite with curved wall [...]

Rooms & Units Description



Property title: 116 Stephens Ridge Montgomery Texas 77316

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living/Dining Combo,Utility Room in House

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Shower Only,Primary Bath: Tub/Shower Combo,Vanity Area

Open House Public Count: 1

Photo Count: 11

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Vac Rental: Not Allowed

Room Count: 10

Bed Room Description: Walk-In Closet

Open House Public Upcoming: Public: Sun Jul 30, 12:00PM-7:00PM

Master Planned Community: Woodforest Development

HOA Mandatory: 1

Original List Price: 680900.00

Property Details

Parcel Number: 9652-82-02400

Style: Traditional

Builder Name: Perry Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Ownership: Full Ownership

Lot Description: Greenbelt,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 206.45

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



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

Roof: Composition

Garage Desc: Attached Garage,Tandem

Heat System: Central Gas

Pool Area: 1

Energy: Ceiling Fans,Digital Program
Thermostat,Energy Star Appliances,HVAC>13
SEER,Insulated/Low-E windows,Insulation -
Batt,Insulation - Blown Fiberglass,Other Energy
Features,Radiant Attic Barrier

Oven Type: Gas Oven

Water Sewer: Water District

Microwave: 1

Interior: Fire/Smoke Alarm,Prewired
for Alarm System

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Fireplaces Number: 1

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

Dishwasher: 1

Countertops: Engineered Stone

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 2.68 **Tax Year:** 2023

Basics

Baths Full: 4 **Baths Half:** 1

Year Built Src: Builder **Price Change Timestamp:** 2023-07-13T10:05:44.670

Completion Date: 2023-06-01

Location Details



Area: 39

School District: 11 - Conroe

School Elementary:
STEWART ELEMENTARY
SCHOOL (CONROE)

School High: CONROE HIGH
SCHOOL

Geo Market Area: Conroe
Southwest

Zip: 77316

County Or Parish: Montgomery

Directions: I-45 North, exit FM 1488. Proceed to Honea Egypt. Turn right on Honea Egypt staying to the right at Sendera Ranch Drive. Proceed on Sendera Ranch Drive. Turn right onto Woodforest Parkway North and continue for 1.5 miles. At the traffic circle, take the third exit onto Woodforest Boulevard. From Woodforest Boulevard, turn left onto Central Pine Street. Proceed on Central Pine Street and turn right onto Canary Island Circle. The Sales Center is on the left at 126 Canary Island Circle.

School Middle: PEET JUNIOR HIGH SCHOOL

Subdivision: Woodforest

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash
Sale,Conventional,FHA,VA

Legal: S965282 - Woodforest 82, BLOCK 3, Lot 4

DOM: 109

Master Planned Community YN: 1

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Freestanding Range,Gas
Range

Legal Subdivision: WOODFOREST

Courtesy of

List Office Name: Perry Homes Realty, LLC

