

**MOVE IN READY!**



**\$689,850.00**

**1170 STILLWATER POND DR, CONROE, TX  
77304, USA**

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



Westin Homes NEW Construction (Asher IX, Elevation AP)  
CURRENTLY BEING BUILT. Two story. 5 bedrooms. 4.5 baths.  
Elegant double front door entry, Family room, informal dining  
room and study. Spacious island kitchen open to family room.  
Primary suite with large double walk-in closets and secondary  
bedroom on first floor. Three additional bedrooms, spacious game  
room [...]

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## **Rooms & Units Description**



**Property title:** 1170 Stillwater Pond Conroe Texas 77304

**Room Description:** Breakfast Room,Family Room,Gameroom Up,Home Office/Study,Media,Utility Room in House

**Master Bath Desc:** Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Vanity Area

**Photo Count:** 33

**Additional School:** CRYAR INTERMEDIATE SCHOOL

**Green Certification:** Environments for Living

**Room Count:** 17

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

**Master Planned Community:** Grand Central Park

**HOA Mandatory:** 1

**Original List Price:** 694233.00

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## Property Details

**Parcel Number:** 5375-27-09500

**Style:** Traditional

**Builder Name:** Westin Homes

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

**List Type:** Exclusive Agency to Sell/Lease

**Price Sq Ft List:** 186.45

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile

**Utility District:** 1

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## Property Features



**Interior:** Alarm System -  
Owned,Fire/Smoke Alarm,High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Island w/o Cooktop,Kitchen  
open to Family Room,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Brick,Cement Board,Stone

**Roof:** Composition

**Garage Desc:** Attached Garage,Tandem

**Heat System:** Central Gas

**Pool Area:** 1

**Energy:** Attic Fan,Ceiling Fans,Digital Program  
Thermostat,Energy Star/CFL/LED Lights,Energy  
Star/Reflective Roof,High-Efficiency  
HVAC,Insulated/Low-E windows,Insulation -  
Batt,Insulation - Blown Fiberglass,Radiant Attic  
Barrier

**Oven Type:** Electric Oven

**Water Sewer:** Water District

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 2.954

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## Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-08-16T08:55:08.390

**Completion Date:** 2023-10-31

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## Location Details



**Area:** 19

**School District:** 11 - Conroe

**School Elementary:**  
WILKINSON ELEMENTARY SCHOOL

**School High:** CONROE HIGH SCHOOL

**Geo Market Area:** Conroe Southwest

**Zip:** 77304

**County Or Parish:** Montgomery

**Directions:** Travel North on I-45. Take exit 83 for I-45 Frontage (N) toward Creighton Road/Camp Strake Rd. Turn left onto Grand Central Parkway. At the traffic circle, take the 2nd exit and stay on Grand Central Parkway. Turn left onto Town Park Dr. Turn right onto Salt Fork Ln. Turn right onto Mission River Dr. Mission River Dr turns left and becomes Coldwater Creek Ct. Turn left onto Stillwater Pond Dr.

**School Middle:** PEET JUNIOR HIGH SCHOOL

**Subdivision:** Grand Central Park

**State:** Texas

**City:** Conroe

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** BLOCK 7, LOT 11

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 13

## Courtesy of

**List Office Name:** Westin Homes

