



**121 SANDERLING LN, MONTGOMERY, TX  
77316, USA**

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



The ever-popular Allison plan by Gracepoint Homes featuring 4 bedrooms (3 down, 1 up) and 3.5 baths. Allison offers the quintessential charming front porch inviting you into a grand foyer with soaring ceilings. Down the hallway is a private study and formal dining room. Beyond the dining room, the hallway opens to an L-shaped kitchen [...]

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## Rooms & Units Description



**Property title:** 121 Sanderling Montgomery Texas 77316

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Down,Home Office/Study,Living Area - 1st Floor,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

**Photo Count:** 40

**Original List Price:** 649990.00

**Completed Construction Date:** 2023-03-24

**Room Count:** 8

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

**Master Planned Community:** Woodforest Development

**HOA Mandatory:** 1

**Green Certification:** Other Energy Report

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## Property Details

**Parcel Number:** 9652-46-05100

**Style:** Traditional

**Builder Name:** Gracepoint Homes

**Acres:** 0.2497

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Carpet,Engineered Wood,Tile

**Lot Description:** Greenbelt,In Golf Course Community,Subdivision Lot

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

**Price Sq Ft List:** 189.83

**Acres Description:** 1/4 Up to 1/2 Acre

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



<b>Exterior:</b> Back Yard Fenced,Covered Patio/Deck,Sprinkler System	<b>Interior:</b> Crown Molding,Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Washer Included,Wired for Sound
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Double-Wide Driveway	<b>Garage Desc:</b> Attached Garage,Oversized Garage
<b>No Of Garage Cap:</b> 3	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Electric	<b>Pool Area:</b> 1
<b>Fireplace Description:</b> Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Insulation - Other,Radiant Attic Barrier	<b>Kitchen Desc:</b> Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Walk-in Pantry
<b>Oven Type:</b> Electric Oven,Single Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Water District	<b>Countertops:</b> Quartz
<b>Microwave:</b> 1	<b>Golf Course:</b> Woodforest Golf Club at Fish Creek
<b>Siding:</b> Brick,Cement Board,Wood	

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## Fees & Taxes

<b>Tax Rate:</b> 2.5183	<b>Tax Amount:</b> 2355
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Recreational Facilities
<b>Other Mandatory Fee:</b> Transfer Fee	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 250	

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## Basics

<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Builder	

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## Location Details



**Area:** 39

**School District:** 37 - Montgomery

**School Elementary:** LONE STAR ELEMENTARY SCHOOL (MONTGOMERY)

**School High:** LAKE CREEK HIGH SCHOOL

**Geo Market Area:** Conroe Southwest

**Zip:** 77316

**County Or Parish:** Montgomery

**Directions:** From 1488, head North on Fish Creek Thoroughfare. Right onto Woodforest Parkway South. Turn right onto Sanderling Lane. Home is on the left.

**School Middle:** OAK HILL JUNIOR HIGH SCHOOL

**Subdivision:** Woodforest 46

**State:** Texas

**City:** Montgomery

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

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

**Legal:** S965246 - WOODFOREST 46, BLOCK 1, LOT 51

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 24

Courtesy of

**List Office Name:** Gracepoint Homes

