



**1238 TILIA CRK LN, MONTGOMERY, TX  
77316, USA**

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

The Silverthorne plan boasts five large bedrooms, three-and a half bathrooms, covered patio & more!

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## Rooms & Units Description

**Property title:** 1254 Tilia Creek Montgomery Texas 77316

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

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

**HOA Mandatory:** 1

**Room Count:** 10

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

**Photo Count:** 10



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## Property Details

**Parcel Number:** 5032-06-01700

**Lot Dimention:** 60 x 110

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

**Price Sq Ft List:** 152.41

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Carpet,Tile,Vinyl

**Restrictions:** Deed Restrictions,Restricted, Deed Restrictions,Restricted

**Lot Description:** Subdivision Lot

**Style:** Contemporary/Modern

**Builder Name:** CastleRock

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

**New Construction:** 1

**Stories:** 2

**Ownership:** Full Ownership

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## Property Features

**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Side Yard,Sprinkler System,Subdivision Tennis Court

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener,Double-Wide Driveway,Golf Cart Garage

**No Of Garage Cap:** 3

**Cool System:** Central Electric,Zoned

**Fireplaces Number:** 1

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

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Brick,Cement Board,Wood

**Interior:** Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System

**Foundation:** Slab

**Garage Desc:** Attached Garage,Oversized Garage

**Heat System:** Central Gas,Zoned

**Fireplace Description:** Gaslog Fireplace

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Other Energy Features,Tankless/On-Demand H2O Heater

**Oven Type:** Convection Oven,Gas Oven

**Water Sewer:** Public Sewer,Public Water

**Microwave:** 1



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# Fees & Taxes

**Tax Rate:** 2.58

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# Basics

|                                |                                                        |
|--------------------------------|--------------------------------------------------------|
| <b>Baths Full:</b> 3           | <b>Baths Half:</b> 1                                   |
| <b>Year Built Src:</b> Builder | <b>Price Change Timestamp:</b> 2023-06-29T16:06:29.800 |

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# Location Details

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|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Area:</b> 39                                    | <b>County Or Parish:</b> Montgomery                                                                                                                                                                                                                                                            |
| <b>School District:</b> 37 - Montgomery            | <b>Directions:</b> From 45N exit 105/FM2854. Make the UTurn to get on FM2854. Travel on FM2854 for about 15 miles. Fairwater on the right-hand side. From 45N exit 105 and turn left. Travel about 15 miles on 105 to FM2854 & make a left. Travel about 2 miles and Fairwater is on the left. |
| <b>School Elementary:</b> KEENAN ELEMENTARY SCHOOL | <b>School Middle:</b> OAK HILL JUNIOR HIGH SCHOOL                                                                                                                                                                                                                                              |
| <b>School High:</b> LAKE CREEK HIGH SCHOOL         | <b>Subdivision:</b> Fairwater                                                                                                                                                                                                                                                                  |
| <b>Geo Market Area:</b> Lake Conroe Area           | <b>State:</b> Texas                                                                                                                                                                                                                                                                            |
| <b>Zip:</b> 77316                                  | <b>City:</b> Montgomery                                                                                                                                                                                                                                                                        |

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# Miscellaneous



**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Range

**Legal Subdivision:** Fairwater

**Realist Block:** Deed Restrictions,Restricted

**Disclosures:** Mud

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

**Legal:** Lot 12, Block 2, Section 6

**DOM:** 259

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## Courtesy of

**List Office Name:** CastleRock Realty, LLC

