



\$359,975.00

## 12893 ORION CT, WILLIS, TX 77318, USA

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



To-Be Built- Brand New Under Construction Still time to select finishes. Lake living at its finest. NEW CONSTRUCTION on Lake Conroe in a gated community! Enjoy all the amenities of beautiful Point Aquarius! 24/7 manned gate, parks and ponds. This golf-cart friendly community includes 2 marinas, 2 boat ramps, disc golf, scenic water views, 2 [...]

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### Rooms & Units Description



**Property title:** 12893 Orion Ct Willis Texas 77318

**Room Description:** 1 Living Area,Formal Dining,Home Office/Study,Utility Room in House

**Bed Room Description:** All Bedrooms Down

**Photo Count:** 10

**HOA Mandatory:** 1

**Key Map:** 125C

**Room Count:** 6

**Beds Max:** 4

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower

**Subdivision Lake Access YN:** 1

**Original List Price:** 359975.00

## Property Details

**Parcel Number:** 8090-01-26500

**Style:** Traditional

**Builder Name:** Canvas Homes

**Acres:** 0.0775

**Dwelling Type:** Free Standing

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

**Floors:** Carpet,Laminate,Tile

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 175.00

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

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Yard,Porch,Subdivision Tennis Court

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Energy:** Attic Vents,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt

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

**Siding:** Brick,Cement Board

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Dishwasher:** 1

**Microwave:** 1



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## Fees & Taxes

<b>Tax Rate:</b> 2.2748	<b>Tax Amount:</b> 504
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Clubhouse,On Site Guard,Recreational Facilities
<b>Other Mandatory Fee:</b> 1 Time transferring fee when purchasing	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 350	

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## Basics

<b>Baths Full:</b> 2	<b>Year Built Src:</b> Builder
<b>Completion Date:</b> 2023-05-31	

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## Location Details

<b>Area:</b> 39	<b>County Or Parish:</b> Montgomery
<b>School District:</b> 56 - Willis	<b>Directions:</b> FM 1097 To Point Aquarius. Left into Point Aquarius, through gate, right on Constellation, Immediate left on Andromeda, 3 blocks to Orion Ct, turn Right.
<b>School Elementary:</b> W. LLOYD MEADOR ELEMENTARY SCHOOL	<b>School Middle:</b> ROBERT P. BRABHAM MIDDLE SCHOOL
<b>School High:</b> WILLIS HIGH SCHOOL	<b>Subdivision:</b> Point Aquarius 01
<b>Geo Market Area:</b> Lake Conroe Area	<b>State:</b> Texas
<b>Zip:</b> 77318	<b>City:</b> Willis

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## Miscellaneous



**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Range

**Legal Subdivision:** POINT AQUARIUS

**DOM:** 186

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

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

**Legal:** POINT AQUARIUS 01, BLOCK 14, LOT  
12-B, 13

**Access:** Manned Gate

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## Courtesy of

**List Office Name:** Front Real Estate Co - Houston

