



\$236,212.00

## 13855 GREEN HERON WAY, SPLENDORA, TX 77372, USA

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



Love where you live in Townsend Reserve in Splendora, TX. The Wildflower floor plan is a charming 1-story home with 4 bedrooms, 2 bathrooms, and a 2-car garage. The gourmet kitchen is open to both the dining and family rooms and features 42" cabinets, granite countertops, and stainless-steel appliances! Retreat to the Owner's Suite featuring [...]

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### Rooms & Units Description

**Property title:** 13854 Green Heron Splendora  
Texas 77372

**Room Description:** 1 Living Area,Breakfast  
Room,Kitchen/Dining Combo,Utility Room in House

**Photo Count:** 29

**Original List Price:** 236212.00

**Room Count:** 6

**Bed Room Description:** All Bedrooms  
Down,Primary Bed - 1st Floor

**HOA Mandatory:** 1

**Green Certification:** Environments for  
Living,Home Energy Rating/HERS



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## Property Details

<b>Parcel Number:</b> NA	<b>Lot Description:</b> Subdivision Lot
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Builder Name:</b> Legend Homes	<b>Price Sq Ft List:</b> 151.03
<b>Acres Description:</b> 0 Up To 1/4 Acre	<b>Dwelling Type:</b> Free Standing
<b>New Construction:</b> 1	<b>New Construction Desc:</b> To Be Built/Under Construction
<b>Stories:</b> 1	<b>Floors:</b> Carpet,Vinyl Plank
<b>Ownership:</b> Full Ownership	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions
<b>Utility District:</b> 1	

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## Property Features

<b>Exterior:</b> Back Yard,Back Yard Fenced	<b>Interior:</b> Fire/Smoke Alarm,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Double-Wide Driveway	<b>Garage Desc:</b> Attached Garage
<b>No Of Garage Cap:</b> 2	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Electric	<b>Pool Area:</b> 1
<b>Energy:</b> Attic Vents,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier	<b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Pantry
<b>Oven Type:</b> Electric Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Public Water,Water District	<b>Countertops:</b> Granite
<b>Microwave:</b> 1	<b>Siding:</b> Cement Board

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## Fees & Taxes

<b>Tax Rate:</b> 3.51	<b>Tax Year:</b> 2023
<b>Other Mandatory Fee:</b> CAP FEE	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 275	



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## Basics

**Baths Full:** 2

**Year Built Src:** Builder

**Completion Date:** 2023-08-30

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## Location Details

**Area:** 40

**School District:** 47 - Splendora

**School Elementary:** PINEY WOODS  
ELEMENTARY SCHOOL

**School High:** SPLENDORA HIGH  
SCHOOL

**Geo Market Area:** Cleveland Area

**Zip:** 77372

**County Or Parish:** Montgomery

**Directions:** Get on I-45 N, Continue on I-45 N. Take  
I-69/US-59 N to US-59 BUS N in Splendora. Take exit  
165 from I-69/US-59 N, Take FM 2090 W to Townsend  
Reserve Blvd

**School Middle:** SPLENDORA JUNIOR HIGH

**Subdivision:** Townsend Reserve

**State:** Texas

**City:** Splendora

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Range

**Legal Subdivision:** Townsend Reserve

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

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

**Legal:** Lot 54 Block 2

**DOM:** 3

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## Courtesy of

**List Office Name:** Legend Home Corporation

