



**1404 CRYSTAL FLS DR, MONTGOMERY, TX
77356, USA**

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



STUNNING NEW D. R. HORTON BUILT 1 STORY IN FAIRWATER!
Incredible Split Plan Design + Great Open Concept Interior
Layout! Extended Foyer Opens Onto Gourmet Island Kitchen with
Large Corner Pantry, Lovely Dining Area, & Supersized Living
Room! Privately Located Primary Suite Features Luxurious Garden
Bath with Dual Sinks, Separate Tub & Shower, & TWO [...]

Rooms & Units Description



Property title: 1404 Crystal Falls Montgomery Texas 77316

Room Description: 1 Living Area,Breakfast Room,Family Room,Kitchen/Dining Combo,Living/Dining Combo,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

HOA Mandatory: 1

Green Certification: Home Energy Rating/HERS

Room Count: 5

Bed Room Description: All Bedrooms Down,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Photo Count: 9

Original List Price: 323990.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 5032-03-04500

Style: Traditional

Builder Name: D. R. Horton

Acres: 0.15

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Corner,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 157.12

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Ownership: Full Ownership

Utility District: 1

Property Features



Exterior: Back Yard,Back Yard
Fenced,Covered Patio/Deck,Sprinkler
System

Roof: Composition

Garage Carport: Auto Garage Door
Opener

No Of Garage Cap: 3

Cool System: Central Electric

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

Dishwasher: 1

Countertops: Granite

Siding: Brick,Cement Board,Stone

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

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,High-Efficiency HVAC,HVAC>13
SEER,Insulated/Low-E windows,Insulation -
Batt,Insulation - Blown Fiberglass,Radiant Attic
Barrier,Tankless/On-Demand H2O Heater

Oven Type: Freestanding Oven,Gas Oven

Water Sewer: Public Sewer,Water District

Microwave: 1

Fees & Taxes

Tax Rate: 3.09

Other Mandatory Fee: transfer fee

Fee Other Amount: \$250

Tax Year: 2023

Fee Other: 1

Basics

Baths Full: 2

Year Built Src: Builder

Baths Half: 1

Completion Date: 2023-12-31

Location Details



Area: 39

School District: 37 - Montgomery

School Elementary: KEENAN
ELEMENTARY SCHOOL

School High: LAKE CREEK HIGH
SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77316

County Or Parish: Montgomery

Directions: From I-45 headed North, take exit towards FM 2854 and go West for approx. 12 miles. The community will be on your right. If you get to Loop 105, you've gone 1.5 miles too far.

School Middle: OAK HILL JUNIOR HIGH SCHOOL

Subdivision: Fairwater

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Freestanding Range,Gas
Range

DOM: 2

Realist Block: Deed Restrictions

Disclosures: Mud,No Disclosures

Finance Available: Cash
Sale,Conventional,FHA,VA

Legal: S503203 - Fairwater 03, BLOCK 5, Lot 1

Courtesy of

List Office Name: D.R. Horton Homes

