



\$747,900.00

**17537 LIMONCELLO LN, GRANGERLAND, TX
77302, USA**

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



1-story home features extended entry with 13' ceilings. Open kitchen with 12' ceiling is central to dining, breakfast, family, study and game room. The kitchen features 42" gray painted cabinets, quartz countertops, wood flooring, and stainless steel KitchenAid appliances. Huge 26'x20' family room with 14' ceilings and full wall of windows. Master bath includes a [...]

Rooms & Units Description



Property title: 15603 Early Bird Conroe Texas 77302

Room Description: Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Down,Living Area - 1st Floor,Utility Room in House

Master Bath Desc: Half Bath,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

Photo Count: 36

Additional School: GRANGERLAND INTERMEDIATE SCHOOL

Green Certification: Energy Star Qualified Home,Home Energy Rating/HERS

Room Count: 15

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

Master Planned Community: Artavia

HOA Mandatory: 1

Original List Price: 832900.00

Completed Construction Date: 2023-08-01

Property Details

Parcel Number: 2169-13-03400

Style: Traditional

Builder Name: Ravenna Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Corner,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 174.34

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Tile,Wood

Property Features



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

Roof: Composition

Garage Desc: Attached Garage,Tandem

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Island w/o
Cooktop,Walk-in Pantry

Dishwasher: 1

Countertops: Marlana/Quartz

Siding: Brick,Cement Board,Stone,Stucco

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

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Energy: Digital Program Thermostat,Energy Star
Appliances,Energy Star/CFL/LED Lights,High-
Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E
windows,Insulation - Other,Radiant Attic Barrier

Oven Type: Single Oven

Water Sewer: Water District

Microwave: 1

Fees & Taxes

Tax Rate: 3.2603

Tax Year: 2020

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-08-22T13:28:18.703

Location Details



Area: 19

School District: 11 - Conroe

School Elementary: SAN JACINTO ELEMENTARY SCHOOL (CONROE)

School High: CANEY CREEK HIGH SCHOOL

Geo Market Area: Spring Northeast

Zip: 77302

County Or Parish: Montgomery

Directions: Heading N on I45, take exit 79A toward TX-242/College Park Dr/Needham Rd. Turn R onto TX-242 E, turn R onto Artavia Pkwy. Model address: 15310 Viviente Dr, Conroe, TX 77302

School Middle: MOORHEAD JUNIOR HIGH SCHOOL

Subdivision: Artavia

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: Lot 34 Block 1

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

DOM: 7

Courtesy of

List Office Name: Ravenna Homes

