

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

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

\$749,900.00



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

Open House Public Count: 2

Photo Count: 50

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

Open House Public Upcoming: Public: Sat Jul 29, 10:00AM-7:00PM

Master Planned Community: Artavia

HOA Mandatory: 1

Original List Price: 859900.00

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: 174.80

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile,Wood

Property Features



Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Side Yard,Sprinkler System	Interior: Alarm System - Owned,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage,Tandem	No Of Garage Cap: 3
Heat System: Central Gas	Cool System: Central Electric
Pool Area: 1	Fireplace Description: Gaslog Fireplace
Fireplaces Number: 1	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
Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Walk-in Pantry	Oven Type: Single Oven
Dishwasher: 1	Water Sewer: Water District
Countertops: Marlana/Quartz	Microwave: 1
Siding: Brick,Cement Board,Stone,Stucco	

Fees & Taxes

Tax Rate: 3.2603	Tax Year: 2020
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Basics

Baths Full: 3	Baths Half: 1
Year Built Src: Builder	Price Change Timestamp: 2023-07-19T13:15:43.760
Completion Date: 2023-02-28	

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: 184

Courtesy of

List Office Name: Ravenna Homes

