



\$337,294.00

**1687 HAPPY VALLEY ST, MONTGOMERY, TX
77316, USA**

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



WELCOME to FAIRWATER — This NEW HOME community located in ACCLAIMED MONTGOMERY ISD school zone and just minutes away from all that LAKE CONROE has to offer including the newest Margaritaville Resort. This 4 bed, 3 bath home w/ 2 CAR GARAGE features LUXURY upgrades — GRANITE ISLAND kitchen, modern 42" white cabinets, and vinyl [...]

Rooms & Units Description



Property title: 1569 Oakdale Crest Montgomery Texas 77316

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

Bed Room Description: All Bedrooms Down

HOA Mandatory: 1

Green Certification: Home Energy Rating/HERS

Room Count: 7

Beds Max: 4

Photo Count: 21

Original List Price: 337294.00

Property Details

Parcel Number: 5032-10-02200

Style: Traditional

Builder Name: DR Horton

Acres: 0.0144904

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Vinyl Plank

Utility District: 1

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 148.78

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



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

Roof: Composition

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: Gas Oven

Water Sewer: Water District

Microwave: 1

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

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Kitchen Desc: Breakfast Bar,Kitchen
open to Family Room,Walk-in Pantry

Dishwasher: 1

Countertops: Granite

Siding: Brick,Cement Board,Stone

Fees & Taxes

Tax Rate: 3.0981

Tax Amount: 1557

Tax Year: 2022

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 200

Basics

Baths Full: 3

Year Built Src: Builder

Completion Date: 2023-09-01

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, Exit & head West (Left) @ FM 2854. Go appx 12 miles, then community will be on your right. Enter community at Fairwater Park Place, then follow signs to the model at 1311 Pleasant Springs Court, Montgomery, 77316.

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: Gas Range

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S503210 - Fairwater 10, BLOCK 2, Lot 13

Courtesy of

List Office Name: Keller Williams Woodlands

