



\$331,140.00

**20036 HILLTOP RNCH DR, MONTGOMERY, TX  
77316, USA**

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



DYNAMITE NEW D. R. HORTON BUILT 4 BEDROOM IN FAIRWATER!  
MOVE-IN READY! Sought-After Interior Layout with Two Bedrooms  
& Two Full Baths Downstairs! Impressive Foyer Leads to Island  
Kitchen with Corner Pantry, Spacious Dining Area, & Supersized  
Living Room! Privately Located First Floor Primary Suite Features  
Luxurious Bath with Dual Sinks, Separate Tub & Shower, [...]

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## Rooms & Units Description



**Property title:** 1572 Oakdale Crest Montgomery Texas 77316

**Room Description:** Breakfast Room,Family Room,Gameroom Up,Utility Room in House

**Master Bath Desc:** 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:** 7

**Bed Room Description:** 2 Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 27

**Original List Price:** 331140.00

**Completed Construction Date:** 2023-07-15

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## Property Details

**Parcel Number:** 5032-10-06300

**Style:** Traditional

**Builder Name:** D. R. Horton

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions,Restricted, Deed Restrictions,Restricted

**Lot Description:** Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 150.66

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Carpet,Vinyl Plank

**Utility District:** 1

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## Property Features



<b>Exterior:</b> Back Yard,Back Yard Fenced,Covered Patio/Deck,Sprinkler System	<b>Interior:</b> Alarm System - Owned,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Auto Garage Door Opener	<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>Energy:</b> 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
<b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry	<b>Oven Type:</b> Freestanding Oven,Gas Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Public Sewer,Water District
<b>Countertops:</b> Granite/Quartz	<b>Microwave:</b> 1
<b>Siding:</b> Brick,Cement Board,Stone	

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## Fees & Taxes

<b>Tax Rate:</b> 3.0981	<b>Tax Year:</b> 2023
<b>Maint Fee Includes:</b> Recreational Facilities	<b>Other Mandatory Fee:</b> transfer fee
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> \$250

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## Basics

<b>Baths Full:</b> 3	<b>Year Built Src:</b> Builder
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## 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 past Keenan Cut Off Road. Turn R @ Fairwater Parkway Place, then follow signs to the model, which is at 1311 Pleasant Springs, 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:** Freestanding Range,Gas Range

**DOM:** 24

**Realist Block:** Deed Restrictions,Restricted

**Disclosures:** Mud,No Disclosures

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

**Legal:** S503210 - Fairwater 10, BLOCK 3, Lot 5

Courtesy of

List Office Name: D.R. Horton Homes

