



**\$459,900.00**

## **6M28+3G PORTER HEIGHTS, TX, USA**

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



PERRY HOMES NEW CONSTRUCTION! Home office with French doors set at entry with 12-foot ceiling. Extended entry leads to open kitchen, dining area and family room. Kitchen features corner walk-in pantry, generous counter space and island with built-in seating space. Dining area flows into family room with wall of windows and wood mantel fireplace. Primary [...]

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### **Rooms & Units Description**



**Property title:** 15723 Koi Gardens Conroe Texas 77302

**Room Description:** Breakfast Room,Family Room,Guest Suite,Home Office/Study,Kitchen/Dining Combo,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

**Open House Public Count:** 1

**HOA Mandatory:** 1

**Original List Price:** 499900.00

**Room Count:** 7

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

**Open House Public Upcoming:** Public: Sun Jul 30, 12:00PM-7:00PM

**Photo Count:** 14

**Additional School:** GRANGERLAND INTERMEDIATE SCHOOL

**Green Certification:** Home Energy Rating/HERS

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## Property Details

**Parcel Number:** 2169-14-04200

**Lot Dimention:** 50x128

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

**Price Sq Ft List:** 183.67

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile

**Lot Description:** Subdivision Lot

**Style:** Traditional

**Builder Name:** Perry Homes

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

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Back Yard,Back Yard  
Fenced,Covered Patio/Deck

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas,Zoned

**Fireplaces Number:** 1

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

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Brick,Stone

**Interior:** Fire/Smoke Alarm,High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric,Zoned

**Energy:** Attic Vents,Ceiling Fans,High-Efficiency  
HVAC,HVAC>13 SEER,Insulated/Low-E  
windows,Insulation - Blown Fiberglass,Radiant  
Attic Barrier

**Oven Type:** Electric Oven

**Water Sewer:** Other Water/Sewer

**Microwave:** 1

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## Fees & Taxes

**Tax Year:** 2023

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## Basics

**Baths Full:** 3

**Price Change Timestamp:** 2023-07-20T09:29:01.237

**Year Built Src:** Builder

**Completion Date:** 2023-12-29

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## 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:** I-45 North, exit SH 242 and take a right onto 242. Travel seven miles on SH 242 until you reach Artavia. Take a right on Artavia Parkway. Turn right onto Reverie Drive. Turn right onto Viviente Drive. The Sales Center is at 17707 Fenweh Court.

**School Middle:** MOORHEAD JUNIOR HIGH SCHOOL

**Subdivision:** Artavia

**State:** Texas

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer  
Connections,Washer Connections

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 114

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

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

**Legal:** S216914 - Artavia 14, BLOCK 1, Lot 42

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## Courtesy of

**List Office Name:** Perry Homes Realty, LLC

