



## SUGAR FLS DR, CONROE, TX 77303, USA

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



The Cypress by LGI Homes is a beautiful two-story home with a grand, private master suite with bay windows downstairs and 3 additional bedrooms upstairs. A generously sized living room, separate dining room and open kitchen with large pantry make entertaining at home a pleasure in this impressively designed home. Also, a spacious back patio [...]

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### Rooms & Units Description



**Property title:** 16106 Sugar Falls Conroe Texas 77303

**Room Description:** Family Room,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

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

**HOA Mandatory:** 1

**Original List Price:** 286900.00

**Room Count:** 11

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

**Photo Count:** 8

**Additional School:** GRANGERLAND INTERMEDIATE SCHOOL

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## Property Details

**Parcel Number:** NA

**Style:** Traditional

**Builder Name:** LGI Homes

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

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 134.63

**Dwelling Type:** Free Standing

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

**Floors:** Carpet,Vinyl Plank

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## Property Features



**Exterior:** Back Yard,Back Yard Fenced,Porch

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Electric

**Energy:** Attic Fan,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

**Oven Type:** Gas Oven

**Water Sewer:** Public Sewer,Public Water

**Microwave:** 1

**Interior:** Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Refrigerator Included

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Kitchen Desc:** Pantry,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Other

Fees & Taxes

Fee Other: 1

Fee Other Amount: 432

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-21T15:21:26.673

Completion Date: 2023-09-12

Location Details



**Area:** 19

**School District:** 11 - Conroe

**School Elementary:** AUSTIN ELEMENTARY SCHOOL (CONROE)

**School High:** CANEY CREEK HIGH SCHOOL

**Geo Market Area:** Conroe Northeast

**Zip:** 77303

**County Or Parish:** Montgomery

**Directions:** Head north on I-45, take exit 84B to S Loop 336 E, turn right onto Hwy 105 E, turn left on FM 1484 Take FM 1484 to Sweetwater Ridge subdivision located 4 miles north of Hwy 105 E on the right-hand side.

**School Middle:** MOORHEAD JUNIOR HIGH SCHOOL

**Subdivision:** Sweetwater Ridge

**State:** Texas

**City:** Conroe

Miscellaneous

**Annual Maint Desc:** No

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 34

**Realist Block:** Deed Restrictions

**Disclosures:** Other Disclosures

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

**Legal:** CTS L23, BL1, Sect 1 of Sweetwater Ridge

Courtesy of

List Office Name: LGI Homes

