



**16314 FONTANA CT, CONROE, TX 77302, USA**

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



Brand new! This beauty is in the state of the art of Maveria Community which features a community resort style pool, splash pad, hammocks, etc. Conveniently located close to interstate access, lakes, walking trails, great schools! Ask me about help with up to 6% for closing for owner occupied purchase.

**Rooms & Units Description**

<b>Property title:</b> 16314 Fontana Conroe Texas 77302	<b>Room Count:</b> 9
<b>Room Description:</b> 1 Living Area, Formal Dining	<b>Bed Room Description:</b> All Bedrooms Down
<b>Master Bath Desc:</b> Primary Bath: Tub/Shower Combo	<b>Photo Count:</b> 10
<b>Additional School:</b> GRANGERLAND INTERMEDIATE SCHOOL	<b>Original List Price:</b> 270000.00
<b>Completed Construction Date:</b> 2023-03-01	



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## Property Details

<b>Parcel Number:</b> 7111-03-08600	<b>Lot Description:</b> Cul-De-Sac
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Builder Name:</b> Pulte Homes of Texas	<b>Price Sq Ft List:</b> 178.81
<b>Acres:</b> 0.11	<b>Acres Description:</b> 0 Up To 1/4 Acre
<b>Dwelling Type:</b> Free Standing	<b>Stories:</b> 1
<b>Floors:</b> Carpet,Vinyl	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions
<b>Utility District:</b> 1	

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## Property Features

<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Apt Qtr SF:</b> 420	<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>Pool Area:</b> 1
<b>Oven Type:</b> Convection Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Water District	<b>Microwave:</b> 1
<b>Siding:</b> Brick,Cement Board	

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## Basics

<b>Baths Full:</b> 2	<b>Year Built Src:</b> Seller
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## Location Details



**Area:** 19

**School District:** 11 - Conroe

**County Or Parish:** Montgomery

**Directions:** From I-45 exit TX 242 / Needham Rd. and go east to Maveria Parkway. At Maveria Parkway turn left to Maveria Overlook Lp. At Maveria Overlook Lp. turn right to Lincoln First Trl. At Lincoln First Trl. turn right to Cedar Br. Ln. At Cedar Br. Ln. turn left to Palermo Oaks. At Palermo Oaks turn right, Palermo Oaks turns in to Rustic Birch Dr. At Fontana Court turn left to house on the left side.

**School Elementary:** SAN JACINTO ELEMENTARY SCHOOL (CONROE)

**School Middle:** MOORHEAD JUNIOR HIGH SCHOOL

**School High:** CANEY CREEK HIGH SCHOOL

**Subdivision:** Maveria

**Geo Market Area:** Conroe Southeast

**State:** Texas

**Zip:** 77302

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** No

**Realist Block:** Deed Restrictions

**Connections:** Gas Dryer Connections

**Disclosures:** Sellers Disclosure

**Disposal:** 1

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

**Range Type:** Gas Range

**Legal:** Maveria 03, Block 3 Lot 9

**DOM:** 113

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## Courtesy of

**List Office Name:** Royce Realty

