



9MQG+M4 CUT AND SHOOT, TX, USA

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



This spacious home at Sweetwater Ridge is move-in ready and includes an upgraded kitchen with stunning wood cabinetry, granite countertops, recessed LED lighting, luxury vinyl plank flooring and a full suite of appliances by Whirlpool, including a refrigerator and built-in microwave. The family room will comfortably fit your sectional sofa, coffee tables and big-screen TV, [...]

Rooms & Units Description

Property title: 16374 Sweet Grove Drive
Conroe Texas 77303

Room Description: Family Room

Photo Count: 6

Additional School: GRANGERLAND
INTERMEDIATE SCHOOL

Room Count: 8

Master Bath Desc: Primary Bath: Tub/Shower
Combo,Secondary Bath(s): Tub/Shower Combo

HOA Mandatory: 1

Original List Price: 219900.00





Property Details

Parcel Number: NA	Lot Description: Subdivision Lot
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Builder Name: LGI Homes	Price Sq Ft List: 204.37
Acres Description: 0 Up To 1/4 Acre	Dwelling Type: Free Standing
New Construction: 1	New Construction Desc: To Be Built/Under Construction
Stories: 1	Floors: Carpet,Vinyl Plank
Restrictions: Deed Restrictions, Deed Restrictions	



Property Features

Exterior: Back Yard,Back Yard Fenced	Interior: Fire/Smoke Alarm,Refrigerator Included,Window Coverings
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage	No Of Garage Cap: 2
Heat System: Heat Pump	Cool System: Central Electric
Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt	Kitchen Desc: Kitchen open to Family Room,Pantry
Oven Type: Gas Oven	Dishwasher: 1
Water Sewer: Public Sewer,Public Water	Countertops: Granite
Microwave: 1	Siding: Other



Fees & Taxes

Fee Other: 1	Fee Other Amount: \$432
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Basics



Baths Full: 2

Price Change Timestamp: 2023-09-08T09:49:08.050

Year Built Src: Builder

Completion Date: 2023-12-29

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 IH-45, take exit 84B to S Loop 336 E, turn right onto HWY 105 E, turn left onto FM 1484 Take FM 1484 to Sweetwater Ridge Sweetwater Ridge is located 4 miles north of Hwy 105 E on the right- hand side of FM 1484

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 Range

Realist Block: Deed Restrictions

Disclosures: Other Disclosures

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

Legal: CTS L9, BL7, Sec 1 of Sweetwater Ridge

Courtesy of

List Office Name: LGI Homes

