



**\$323,990.00**

**21130 FM 2854 RD, MONTGOMERY, TX  
77316, USA**

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

WELCOME to FAIRWATER — This NEW HOME community located in ACCLAIMED MONTGOMERY ISD school zone and just minutes away from all that LAKE CONROE has to offer including the newest Margaritaville Resort. This 3 bed, 2.5 bath home w/ 3CAR GARAGE features LUXURY upgrades — GRANITE ISLAND kitchen, modern 42" white cabinets, and vinyl plank [...]



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## Rooms & Units Description



**Property title:** 1668 Little Rabbit Montgomery Texas 77316

**Room Count:** 5

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

**Beds Max:** 3

**Bed Room Description:** All Bedrooms Down

**Open House Public Upcoming:**  
Public: Sat Sep 2, 12:00PM-4:00PM

**Open House Public Count:** 2

**Photo Count:** 24

**HOA Mandatory:** 1

**Original List Price:** 323990.00

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

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## Property Details

**Parcel Number:** 5032-10-01200

**Lot Description:** Subdivision Lot

**Style:** Traditional

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

**Builder Name:** DR Horton

**Price Sq Ft List:** 157.12

**Acres:** 0.156657

**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

**Utility District:** 1

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## Property Features



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

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Energy:** 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

**Oven Type:** Gas Oven

**Water Sewer:** Water District

**Microwave:** 1

**Interior:** Alarm System - Owned,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Central Electric

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

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Brick,Cement Board,Stone

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## Fees & Taxes

**Tax Rate:** 3.0981

**Tax Year:** 2022

**Fee Other:** 1

**Tax Amount:** 1557

**Other Mandatory Fee:** Transfer Fee

**Fee Other Amount:** 200

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## Basics

**Baths Full:** 2

**Year Built Src:** Builder

**Baths Half:** 1

**Completion Date:** 2023-09-01

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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 appx 12 miles, then community will be on your right. Enter community at Fairwater Park Place, then follow signs to the model at 1311 Pleasant Springs Court, Montgomery, 77316.

**School Middle:** OAK HILL JUNIOR HIGH SCHOOL

**Subdivision:** Fairwater

**State:** Texas

**City:** Montgomery

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Range

**DOM:** 6

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

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

**Legal:** S503210 - Fairwater 10, BLOCK 2, Lot 3

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## Courtesy of

**List Office Name:** Keller Williams Woodlands

