

\$699,900.00

**16707 LANTANA VALLEY PL, ATASCOCITA, TX  
77346, USA**

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



Don't miss this rare opportunity to own a NEARLY NEW Perry Home on an 80' lot in the highly desirable master planned community of The Groves. Check out the video tour! Get ALL of the benefits of a new construction, with OVER \$100k in upgrades!! This home comes ready to enjoy! Dramatic entry with dual [...]

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## Rooms & Units Description



**Property title:** 16707 Lantana Valley Humble Texas 77346

**Room Description:** Breakfast Room,Den,Family Room,Formal Dining,Formal Living,Gameroom Up,Guest Suite,Home Office/Study,Library,Living Area - 1st Floor,Living Area - 2nd Floor,Media,Utility Room in House

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Room Count:** 11

**Beds Max:** 6

**Master Bath Desc:** Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**Photo Count:** 49

**Original List Price:** 740000.00

**Master Planned Community:** The Groves

**HOA Mandatory:** 1

## Property Details

**Parcel Number:** 140-660-001-0010

**Style:** Traditional

**Builder Name:** Perry Homes

**Acres:** 0.2348

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 183.27

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

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

## Property Features



**Exterior:** Back Yard,Back Yard Fenced,Covered  
Patio/Deck,Exterior Gas Connection,Outdoor  
Kitchen,Patio/Deck,Porch,Private  
Driveway,Sprinkler System

**Roof:** Composition

**Garage Carport:** Auto Garage Door  
Opener,Double-Wide Driveway

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Butler Pantry,Island w/o  
Cooktop,Kitchen open to Family  
Room,Pantry,Walk-in Pantry

**Water Sewer:** Water District

**Siding:** Brick

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

**Foundation:** Slab

**Garage Desc:** Attached Garage,Oversized  
Garage,Tandem

**Heat System:** Central Gas

**Fireplace Description:** Mock Fireplace

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

**Dishwasher:** 1

**Microwave:** 1

Fees & Taxes

**Tax Rate:** 3.3074

**Tax Year:** 2022

**Other Mandatory Fee:** TF, Lifestyle  
CAP Fee

**Fee Other Amount:** 375 + 0.25%

**Tax Amount:** 17395

**Maint Fee Includes:** Clubhouse,Grounds,Recreational  
Facilities

**Fee Other:** 1

Basics

**Baths Full:** 4

**Year Built Src:** Appraisal District

**Baths Half:** 1

**Price Change Timestamp:** 2023-08-17T18:23:13.083

Location Details



**Area:** 1

**School District:** 29 - Humble

**School Elementary:** GROVES ELEMENTARY SCHOOL

**School High:** SUMMER CREEK HIGH SCHOOL

**Geo Market Area:** Summerwood/Lakeshore

**Zip:** 77346

**County Or Parish:** Harris

**Directions:** 59 N, exit Beltway 8 South. Continue and exit Woodland Hills. Turn left on Woodland Hills. Turn right on Madera Run. Turn left on Hickory Arroyo Drive. Turn right on Drummond Maple Drive. Turn left on Lantana Valley Place.

**School Middle:** WEST LAKE MIDDLE SCHOOL

**Subdivision:** Groves Sec 25

**State:** Texas

**City:** Humble

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disposal:** 1

**Exemptions:** Homestead,,,,,,,,,,

**Range Type:** Gas Cooktop

**Legal Subdivision:** THE GROVES

**Master Planned Community YN:** 1

**Disclosures:** Sellers Disclosure

**Exclusions:** TV mounts, Denon receiver, projector, subwoofer

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

**Legal:** LT 10 BLK 1 GROVES SEC 25

**DOM:** 28

## Courtesy of

**List Office Name:** Keller Williams Realty - Memor

