



\$334,194.00

**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 4 bed, 3 bath home w/ 2 CAR GARAGE features LUXURY upgrades — GRANITE ISLAND kitchen, modern 42" white cabinets, and vinyl [...]

Rooms & Units Description



Property title: 1672 Little Rabbit Montgomery Texas 77316

Room Count: 7

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

Beds Max: 4

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: 21

HOA Mandatory: 1

Original List Price: 334194.00

Green Certification: Home Energy Rating/HERS

Property Details

Parcel Number: 5032-10-01100

Lot Description: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: DR Horton

Price Sq Ft List: 147.42

Acres: 0.162144

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

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: 2

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

Fees & Taxes

Tax Rate: 3.0981

Tax Amount: 1557

Tax Year: 2022

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 200

Basics

Baths Full: 3

Year Built Src: Builder

Completion Date: 2023-09-01

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

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 2

Courtesy of

List Office Name: Keller Williams Woodlands

