



\$437,500.00

169 EMORY BIRCH, MONTGOMERY, TX 77316, USA

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



Truly Immaculate Highland Homes property with two bedrooms down perfectly situated on an awesome homesite backing to a permanent reserve. Very lightly lived within as a second home. Impressive two-story entry along with an abundance of windows affords a truly light/bright home. Family room features impressively high ceilings and beyond is the breakfast bar and [...]

Rooms & Units Description



Property title: 169 Emory Birch Montgomery Texas 77316

Room Description: Breakfast Room,Family Room,Kitchen/Dining Combo

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks

Photo Count: 38

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Green Certification: Energy Star Qualified Home,Home Energy Rating/HERS

Room Count: 7

Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor

Master Planned Community: The Woodlands Hills

HOA Mandatory: 1

Original List Price: 437500.00

Property Details

Parcel Number: 9652-71-01200

Style: Traditional

Builder Name: Highland Homes

Acres: 0.1102

Dwelling Type: Free Standing

Floors: Carpet,Tile

Utility District: 1

Lot Description: Greenbelt

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 186.81

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard Fenced,Covered Patio/Deck,Sprinkler System	Interior: Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,High Ceiling,Refrigerator Included,Washer Included
Roof: Composition	Foundation: Slab
Garage Carport: Auto Garage Door Opener,Double-Wide Driveway	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Central Gas,Zoned
Cool System: Central Electric,Zoned	Pool Area: 1
Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,High- Efficiency HVAC,Insulated/Low-E windows,Radiant Attic Barrier,Tankless/On-Demand H2O Heater	Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry
Oven Type: Gas Oven	Dishwasher: 1
Water Sewer: Water District	Countertops: Quartz
Microwave: 1	Golf Course: Woodforest Golf Club at Fish Creek
Siding: Brick,Cement Board,Wood	

Fees & Taxes

Tax Rate: 2.5118	Tax Amount: 7913
Tax Year: 2022	Maint Fee Includes: Other
Other Mandatory Fee: Transfer Fee/Foundation Fee	Fee Other: 1
Fee Other Amount: \$275/+0.5%	

Basics

Baths Full: 3	Year Built Src: Appraisal District
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Location Details



Area: 39

School District: 11 - Conroe

School Elementary: STEWART ELEMENTARY SCHOOL (CONROE)

School High: CONROE HIGH SCHOOL

Geo Market Area: Conroe Southwest

Zip: 77316

County Or Parish: Montgomery

Directions: From 1488 travel North on 2978/Fish Creek Thoroughfare. Right onto Woodforest Parkway North to round-about and take the third exit Right from the round-about onto Woodforest Blvd then Left onto Central Pine then Left onto Emory Birch. Home is on the left.

School Middle: PEET JUNIOR HIGH SCHOOL

Subdivision: Woodforest

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exemptions: Homestead,,,,Senior,

Range Type: Gas Range

DOM: 6

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S965271 - WOODFOREST 71, BLOCK 1, LOT 12

Courtesy of

List Office Name: The Woodlands Realty

