



**17731 SAPPHIRE PINES DR, ROMAN FOREST,
TX 77357, USA**

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

NEW Cottage Series "Brook II" by Lennar, Elevation-B, in Pinewood at Grand Texas. The lovely 1-story 3 bedroom, 2 bathroom Brook floor plan features a welcoming front porch, a spacious family room with an adjoining casual dining area and a kitchen with a wraparound countertop. The spacious primary bedroom boasts an en suite bathroom and [...]

Rooms & Units Description

Property title: 17226 Black Ash New Caney Texas 77357

Photo Count: 25

Original List Price: 218990.00

Room Count: 6

HOA Mandatory: 1



Property Details

Parcel Number: NA	Lot Description: Subdivision Lot
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Builder Name: Lennar Homes	Price Sq Ft List: 184.65
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	Ownership: Full Ownership
Restrictions: Deed Restrictions, Deed Restrictions	Utility District: 1

Property Features

Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage	No Of Garage Cap: 2
Heat System: Central Gas	Cool System: Central Electric
Dishwasher: 1	Water Sewer: Public Sewer,Water District
Microwave: 1	Siding: Brick

Fees & Taxes

Tax Rate: 3.35	Tax Year: 2022
Other Mandatory Fee: Transfer Fee + CAP Fee	Fee Other: 1
Fee Other Amount: TBA	

Basics

Baths Full: 2	Year Built Src: Builder
Completion Date: 2023-11-28	



Location Details

Area: 40

School District: 47 - Splendora

School Elementary:
TIMBER LAKES ELEMENTARY SCHOOL

School High: SPLENDORA HIGH SCHOOL

Geo Market Area:
Porter/New Caney West

Zip: 77357

County Or Parish: Montgomery

Directions: From IAH George Bush Intercontinental Airport: Exit the airport from Will Clayton Pkwy to take I-69/US-59 N towards Humble. Follow I-69 northbound for approximately 13 miles and exit toward TX-242 on the right. Turn left (westbound) at the traffic light on TX-242 to cross under the freeway. Drive on TX-242 W for approximately 3 miles and the community will be on your right, after the intersection of TX-242 W and Mossy Oaks Drive. Model address: 17723 Sapphire Pines Drive

School Middle: SPLENDORA JUNIOR HIGH

Subdivision: Pinewood at Grand Texas

State: Texas

City: New Caney

Miscellaneous

Annual Maint Desc: Mandatory

Disclosures: Mud

Legal: SEC 0006 BLK 001 LOT 024

Realist Block: Deed Restrictions

Disposal: 1

Courtesy of

List Office Name: LennarVillageBldr-JaredTurner

