



\$464,991.00

**17316 GRAND CANYON RD, CONROE, TX
77302, USA**

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



This gorgeous one-story home greets you with an impressive elevation. A study flanks the foyer, providing the ideal space to work from home. The kitchen, adorned with 42-inch cabinetry, is perfectly positioned for entertaining. Overlooking the family room and casual dining space, the granite island will accommodate a large buffet for any holiday gathering. Complete [...]

Rooms & Units Description



Property title: 17316 Grand Canyon Conroe Texas 77302	Room Count: 9
Room Description: Family Room,Home Office/Study,Utility Room in House	Beds Max: 4
Bed Room Description: All Bedrooms Down,En-Suite Bath	Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower
Master Planned Community: Artavia	Photo Count: 37
HOA Mandatory: 1	Additional School: GRANGERLAND INTERMEDIATE SCHOOL
Original List Price: 474451.00	Green Certification: Energy Star Qualified Home,Environments for Living,Home Energy Rating/HERS
Completed Construction Date: 2023-03-10	Vac Rental: Not Allowed

Property Details

Parcel Number: 2169-02-08700	Lot Description: Cleared
Lot Dimention: 59x128	Style: Contemporary/Modern,Traditional
List Type: Exclusive Right to Sell/Lease	Builder Name: Coventry Homes
Price Sq Ft List: 191.12	Acres Description: 0 Up To 1/4 Acre
Dwelling Type: Free Standing	New Construction: 1
New Construction Desc: Never Lived In	Stories: 1
Floors: Wood	Restrictions: Restricted, Restricted
Utility District: 1	

Property Features



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

Roof: Composition

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

No Of Garage Cap: 2

Cool System: Central Electric

Kitchen Desc: Island w/o Cooktop,Kitchen
open to Family Room,Pantry

Dishwasher: 1

Countertops: Omega Stone

Siding: Brick,Cement Board,Stucco

Interior: Alarm System - Owned,Crown
Molding,Fire/Smoke Alarm,Formal Entry/Foyer

Foundation: Slab

Garage Desc: Oversized Garage

Heat System: Central Gas

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,Energy Star Appliances,High-Efficiency
HVAC,Insulated/Low-E windows,Insulation -
Other,Other Energy Features,Radiant Attic Barrier

Oven Type: Gas Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Fees & Taxes

Tax Rate: 3.18

Tax Year: 2022

Basics

Baths Full: 3

Year Built Src: Builder

Price Change Timestamp: 2023-07-12T11:24:32.553

Location Details



Area: 19

School District: 11 - Conroe

School Elementary: SAN JACINTO ELEMENTARY SCHOOL (CONROE)

School High: CANEY CREEK HIGH SCHOOL

Geo Market Area: Spring Northeast

Zip: 77302

County Or Parish: Montgomery

Directions: Coming off of I-45 turn onto Sh-242 E, Take a slight right turn onto Artavia Pkwy, Turn right onto Galileo Gates Dr, Turn left onto Crimson Crest Dr, Turn right onto Mulberry Hallow St, Turn left onto Grand Canyon Rd. The destination is on your right.

School Middle: MOORHEAD JUNIOR HIGH SCHOOL

Subdivision: Artavia

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Restricted

Disclosures: No Disclosures

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: Lot 4 Block 5

DOM: 248

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: Artavia

Courtesy of

List Office Name: DFH Realty Texas, LLC

