



\$472,800.00

**17450 SHADYWATER DR, MONTGOMERY, TX
77356, USA**

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



Stunning new home located in the desirable Harbor Point Subdivision! Students attend highly acclaimed Montgomery ISD! You will love the Single story floor plan which is well appointed with a 3 car garage, large Game room w/ wet bar, study and Island Kitchen. Convenient Mudroom and Utility room located directly off of the garage entry [...]

Rooms & Units Description



Property title: 17450 Shadywater Montgomery
Texas 77356

Room Description: Gameroom Down,Home
Office/Study

Photo Count: 43

Original List Price: 489900.00

Key Map: 124Y

Room Count: 7

Bed Room Description: All Bedrooms
Down,Split Plan,Walk-In Closet

HOA Mandatory: 1

Completed Construction Date:
2023-04-29

Property Details

Parcel Number: 5723-00-02800

Style: Traditional

Builder Name: EWC Properties

Acres: 0.1848

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Ownership: Full Ownership

Utility District: 1

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 189.96

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Outdoor Kitchen

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Electric

Fireplace Description: Gaslog Fireplace

Kitchen Desc: Island w/o Cooktop,Pantry

Dishwasher: 1

Countertops: Quartz

Siding: Brick,Wood

Interior: Wet Bar

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Fireplaces Number: 1

Oven Type: Gas Oven

Water Sewer: Public Sewer,Public Water,Water
District

Microwave: 1



Fees & Taxes

Tax Rate: 2.3542	Tax Amount: 1137
Tax Year: 2022	Maint Fee Includes: Other
Other Mandatory Fee: Transfer	Fee Other: 1
Fee Other Amount: 280	

Basics

Baths Full: 2	Baths Half: 1
Year Built Src: Builder	Price Change Timestamp: 2023-05-18T16:44:23.043

Location Details

Area: 39	County Or Parish: Montgomery
School District: 37 - Montgomery	Directions: I45 north, exit HWY105 to West, turn right on old river road, turn right on fathom, turn left on Shadywater Drive, lot will the on the left
School Elementary: STEWART CREEK ELEMENTARY SCHOOL	School Middle: MONTGOMERY JUNIOR HIGH SCHOOL
School High: MONTGOMERY HIGH SCHOOL	Subdivision: Harbor Point
Geo Market Area: Lake Conroe Area	State: Texas
Zip: 77356	City: Montgomery

Miscellaneous



Annual Maint Desc: Mandatory

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

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: HARBOR POINT

Realist Block: Deed Restrictions

Disclosures: Other Disclosures

Finance Available: Cash
Sale, Conventional, FHA, VA

Legal: S572300 - HARBOR POINT, BLOCK 2, LOT
3

DOM: 207

Courtesy of

List Office Name: HomeSmart

