



\$244,990.00

5QWR+X8 WOODBRANCH, TX, USA

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UNDER CONSTRUCTION! Meet the Primrose floorplan. Charming open-concept floorplan. The open-concept living space includes the family room, dining area, and kitchen. Enjoy an impressive kitchen finished with granite and shaker-style cabinets. Looking for even more space? An added covered patio is right outside—it's perfect for entertaining! Enter your owner's suite through a private entry [...]

Rooms & Units Description



Property title: 17528 Grand Fir New Caney Texas 77357

Room Description: Family Room,Kitchen/Dining Combo,Utility Room in House

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Shower Only,Secondary Bath(s): Tub/Shower Combo

HOA Mandatory: 1

Green Certification: Home Energy Rating/HERS

Room Count: 5

Bed Room Description: En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Photo Count: 4

Original List Price: 244990.00

Property Details

Parcel Number: NA

Style: Traditional

Builder Name: M/I Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Ownership: Full Ownership

Utility District: 1

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 184.20

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard Fenced,Covered Patio/Deck

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Insulated/Low-E windows,Insulation - Batt

Oven Type: Gas Oven

Water Sewer: Water District

Siding: Brick

Interior: Alarm System - Owned,Fire/Smoke Alarm,High Ceiling

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

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

Dishwasher: 1

Microwave: 1



Fees & Taxes

Tax Rate: 3.2604	Tax Year: 2023
Maint Fee Includes: Other	Other Mandatory Fee: Cap Fees
Fee Other: 1	Fee Other Amount: 300

Basics

Baths Full: 2	Year Built Src: Builder
Price Change Timestamp: 2023-09-06T10:19:33.243	Completion Date: 2023-11-08

Location Details

Area: 40	County Or Parish: Montgomery
School District: 47 - Splendora	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. If you pass Wild Forest Drive, you have gone too far.
School Elementary: TIMBER LAKES ELEMENTARY SCHOOL	School Middle: SPLENDORA JUNIOR HIGH
School High: SPLENDORA HIGH SCHOOL	Subdivision: Pinewood at Grand Texas
Geo Market Area: Porter/New Caney West	State: Texas
Zip: 77357	City: New Caney

Miscellaneous



Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,Investor,VA

Legal: Lot 15 Block 3 Pinewood at Grand Texas Section 4

Realist Block: Deed Restrictions

Disclosures: Mud

Exemptions: Homestead

Range Type: Gas Range

Courtesy of

List Office Name: M/I Homes

