



\$369,990.00

**17569 SUNSET SKIES RD, CONROE, TX
77302, USA**

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



Welcome Home to the Master Planned Community of Artavia!!
This 2,200 acre community features an ARRAY of AMAZING
amenities — 5 ACRE lake w/ boardwalk, Amenity Center, Fitness
Center, Splash Pad, Parks, Trails, and Palate Cafe! This LIKE NEW
3 bed + STUDY, 2.5 bath home features an open floor plan with
GRANITE ISLAND kitchen, [...]

Rooms & Units Description



Property title: 17569 Sunset Skies Conroe Texas 77302

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

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

Photo Count: 50

Additional School: GRANGERLAND INTERMEDIATE SCHOOL

Room Count: 8

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

Master Planned Community: Artavia

HOA Mandatory: 1

Original List Price: 369990.00

Property Details

Parcel Number: 2169-02-09800

Style: Traditional

Builder Name: Lennar Homes

Acres: 0.1659

Dwelling Type: Free Standing

Floors: Carpet,Tile

Utility District: 1

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 153.40

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard Fenced,Covered Patio/Deck,Sprinkler System	Interior: Alarm System - Owned,Fire/Smoke Alarm
Roof: Composition	Foundation: Slab
Garage Carport: Auto Garage Door Opener	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Central Gas
Cool System: Central Electric	Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER
Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry	Oven Type: Gas Oven
Dishwasher: 1	Water Sewer: Water District
Countertops: Granite	Microwave: 1
Siding: Brick	

Fees & Taxes

Tax Rate: 3.0968	Tax Amount: 11522
Tax Year: 2022	Maint Fee Includes: Clubhouse,Grounds,Recreational Facilities
Other Mandatory Fee: Transfer Fee + Cap Fee	Fee Other: 1
Fee Other Amount: 250 + 1050	

Basics

Baths Full: 2	Baths Half: 1
Year Built Src: Appraisal District	

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: Via I-45 North -- Exit 242 East. Right on Artavia Pkwy. Right on La Strada Dr. Right on Sunset Skies Rd. Home on right.

School Middle: MOORHEAD JUNIOR HIGH SCHOOL

Subdivision: Artavia

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exemptions: Homestead

Range Type: Gas Range

DOM: 1

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S216902 - ARTAVIA 02, BLOCK 5, LOT 15

Courtesy of

List Office Name: Keller Williams Woodlands

