



\$399,850.00

## 1819 EAST DARLINGTON OAK COURT, CONROE, TX 77304, USA

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



Brand new, energy-efficient home available by Oct 2023! No Rear Neighbor – Gourmet KT – Open Railing to Second Floor 3.5 BA Interior Package – Modern Cottage Collection. Turn the kids loose in the Royal’s second-story media and game rooms while you entertain in the open concept great room. The main level primary suite boasts [...]

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### Rooms & Units Description



**Property title:** 1838 East Darlington Oak Conroe Texas 77304

**Room Description:** Family Room,Gameroom Up,Home Office/Study,Media

**Master Bath Desc:** Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks

**HOA Mandatory:** 1

**Room Count:** 8

**Bed Room Description:** 2 Bedrooms Down,Primary Bed - 1st Floor

**Photo Count:** 23

**Original List Price:** 400050.00

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## Property Details

**Parcel Number:** 7218-02-05000

**Style:** Contemporary/Modern,Traditional

**Builder Name:** Meritage Homes

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions,Restricted,Zoning, Deed Restrictions,Restricted,Zoning

**Lot Description:** Cleared,Corner,Cul-De-Sac,Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 151.69

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Engineered Wood,Tile

**Utility District:** 1

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## Property Features



**Exterior:** Back Yard,Back Yard Fenced,Covered Patio/Deck

**Roof:** Composition

**Garage Carport:** Additional Parking,Auto Garage Door Opener,Double-Wide Driveway

**No Of Garage Cap:** 2

**Cool System:** Heat Pump,Zoned

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Spray-Foam,Storm Windows,Tankless/On-Demand H2O Heater

**Oven Type:** Double Oven,Single Oven

**Water Sewer:** Public Sewer,Public Water

**Microwave:** 1

**Interior:** Alarm System - Owned,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Heat Pump,Zoned

**Pool Area:** 1

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

**Dishwasher:** 1

**Countertops:** Granite/Quartz

**Siding:** Brick,Cement Board,Stone

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## Fees & Taxes

**Tax Rate:** 2.99

**Tax Year:** 2022

**Fee Other:** 1

**Fee Other Amount:** 610.00

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## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-08-17T21:51:09.553

**Completion Date:** 2023-10-31

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## Location Details



**Area:** 19

**School District:** 56 - Willis

**School Elementary:** LAGWAY  
ELEMENTARY SCHOOL

**School High:** WILLIS HIGH SCHOOL

**Geo Market Area:** Lake Conroe Area

**Zip:** 77304

**County Or Parish:** Montgomery

**Directions:** 45N to Exit 90 (League Line) Left on  
League Line to Left at 2011 Bluff Oak Ct

**School Middle:** ROBERT P. BRABHAM MIDDLE  
SCHOOL

**Subdivision:** Montgomery Oaks

**State:** Texas

**City:** Conroe

Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer  
Connections,Washer Connections

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 18

**Realist Block:** Deed Restrictions,Restricted,Zoning

**Disclosures:** HOA First Right of Refusal,Home Protection  
Plan,Reports Available,Sellers Disclosure,Special  
Addendum

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

**Legal:** SF 0168 Plan C481C

Courtesy of

**List Office Name:** Meritage Homes Realty

