



\$499,900.00

**18809 TINDAREY BIRCH LN, ROMAN FOREST,
TX 77357, USA**

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



PERRY HOMES NEW CONSTRUCTION! Home office with French doors frames the entry. Guest suite with a walk-in closet and a full bath. Media room with French doors. Kitchen features a large pantry and a large island with built-in seating space. Family room with a wall of windows. Primary suite with 12-foot coffered ceilings. Double doors [...]

Rooms & Units Description



Property title: 18809 Tindarey Birch New Caney Texas 77357

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

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Tub/Shower Combo

Photo Count: 24

Original List Price: 569900.00

Room Count: 8

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

Master Planned Community: Tavola

HOA Mandatory: 1

Property Details

Parcel Number: 9211-36-00200

Lot Dimention: 127x82

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 160.33

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile

Lot Description: Subdivision Lot

Style: Traditional

Builder Name: Perry Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



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

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Kitchen Desc: Breakfast Bar,Kitchen open
to Family Room,Pantry,Walk-in Pantry

Dishwasher: 1

Countertops: Granite

Siding: Brick,Stone

Interior: Fire/Smoke Alarm,High Ceiling

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Energy: Attic Vents,Ceiling Fans,High-Efficiency
HVAC,HVAC>13 SEER,Insulated/Low-E
windows,Insulation - Blown Fiberglass,Radiant
Attic Barrier

Oven Type: Double Oven,Gas Oven

Water Sewer: Other Water/Sewer

Microwave: 1

Fees & Taxes

Tax Year: 2022

Basics

Baths Full: 3

Price Change Timestamp: 2023-07-27T10:14:58.650

Year Built Src: Builder

Completion Date: 2023-07-31

Location Details



Area: 40

School District: 39 - New Caney

School Elementary: TAVOLA ELEMENTARY SCHOOL (NEW CANEY)

School High: NEW CANEY HIGH SCHOOL

Geo Market Area: Porter/New Caney East

Zip: 77357

County Or Parish: Montgomery

Directions: From 59 North, exit Roman Forest Boulevard and turn right at the stop sign onto Roman Forest Boulevard. Turn right on Tavola Drive and continue to Via Principale Parkway. Turn Right on Via Principale Parkway and turn left on Yaupon Hills Drive. Make an immediate right onto Yellow Chestnut Lane. The Sales Center is on the right at 19208 Yellow Chestnut Lane.

School Middle: KEEFER CROSSING MIDDLE SCHOOL

Subdivision: Tavola

State: Texas

City: New Caney

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S921136 - Tavola 36, BLOCK 1, Lot 2

DOM: 152

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: Tavola

Courtesy of

List Office Name: Perry Homes Realty, LLC

