



**20046 PARKLAND GATES DR, MONTGOMERY,
TX 77316, USA**

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



The captivating Hayden plan has four bedrooms, two-and a half
bathrooms & both a gameroom and media!

Rooms & Units Description

Property title: 20046 Parkland Gates Montgomery Texas
77316

Room Description: Family Room,Gameroom Up,Home
Office/Study,Media,Utility Room in House

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

Original List Price: 449881.00

Vac Rental: Not Allowed

Room Count: 10

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

HOA Mandatory: 1

Green Certification: Energy
Star Qualified Home,Home
Energy Rating/HERS



Property Details

Parcel Number: 5032-06-00600

Style: Contemporary/Modern

Builder Name: CastleRock

Acres: 0.1873

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Lot Description: Greenbelt

List Type: Exclusive Agency to Sell/Lease

Price Sq Ft List: 160.16

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Ownership: Full Ownership

Property Features

Exterior: Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Side Yard,Sprinkler System,Subdivision Tennis Court

Roof: Composition

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway,Golf Cart Garage

No Of Garage Cap: 2

Cool System: Central Electric,Zoned

Energy: Attic Vents,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 - Batt,Insulation - Blown Fiberglass,Other Energy Features,Tankless/On-Demand H2O Heater

Oven Type: Convection Oven,Gas Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Interior: Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage

Heat System: Central Electric,Zoned

Fireplaces Number: 1

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

Dishwasher: 1

Countertops: Quartz

Siding: Brick,Cement Board,Wood



Fees & Taxes

Tax Rate: 3.0981
Tax Year: 2022

Tax Amount: 2324

Basics

Baths Full: 3	Baths Half: 1
Year Built Src: Builder	Price Change Timestamp: 2023-09-05T14:29:16.473
Completion Date: 2023-12-31	

Location Details

Area: 39	County Or Parish: Montgomery
School District: 37 - Montgomery	Directions: Head north on S Liberty St. toward Eva St. Turn right at the 1st cross street onto TX-105 E/Eva then turn right onto FM 2854 Rd E. Turn left to enter Fairwater, then make the first right onto Pleasant Springs. The model is located at 1319 Pleasant Springs.
School Elementary: KEENAN ELEMENTARY SCHOOL	School Middle: OAK HILL JUNIOR HIGH SCHOOL
School High: LAKE CREEK HIGH SCHOOL	Subdivision: Fairwater 06
Geo Market Area: Lake Conroe Area	State: Texas
Zip: 77316	City: Montgomery

Miscellaneous



Annual Maint Desc: Mandatory

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: Fairwater

Realist Block: Deed Restrictions,Restricted

Disclosures: Mud

Finance Available: Cash
Sale,Conventional,FHA,Texas Veterans Land Board,VA

Legal: S503206 - FAIRWATER 06, BLOCK 2, LOT 1

Courtesy of

List Office Name: CastleRock Realty, LLC

