



\$784,900.00

**203 CALM SAVANNA CT, WILLIS, TX 77318,
USA**

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

Gorgeous Highland home in the highly sought after Rivus Woods section of The Woodlands Hills. This gently lived in home is better than new, upgraded to the max, and shows like a model. Located on an oversized corner lot with beautiful landscape, ample yard space and 3 car garage. This open concept home is an [...]



Rooms & Units Description



Property title: 203 Calm Savanna Conroe Texas 77318

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

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

Photo Count: 42

Original List Price: 784900.00

Room Count: 8

Bed Room Description: All Bedrooms Down

Master Planned Community: The Woodlands Hills

HOA Mandatory: 1

Green Certification: Home Energy Rating/HERS

Property Details

Parcel Number: 9271-00-01800

Style: Traditional

Builder Name: Highland Homes

Acres: 0.2906

Dwelling Type: Free Standing

Floors: Tile,Wood

Lot Description: Corner,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 237.92

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



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

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

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

Dishwasher: 1

Countertops: Quartz

Siding: Brick

Interior: Fire/Smoke Alarm,Formal
Entry/Foyer,High Ceiling

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Energy: Ceiling Fans,Digital Program
Thermostat,Energy Star Appliances,High-
Efficiency HVAC,Insulated/Low-E
windows,Insulation - Rigid Foam,Other Energy
Features,Radiant Attic Barrier,Tankless/On-
Demand H2O Heater

Oven Type: Electric Oven

Water Sewer: Water District

Microwave: 1

Fees & Taxes

Tax Rate: 3.224

Tax Year: 2022

Other Mandatory Fee: .5% Cap Fee &
Transfer Fee

Fee Other Amount: .5% & \$300

Tax Amount: 20461

Maint Fee Includes: Grounds,Other,Recreational
Facilities

Fee Other: 1

Basics

Baths Full: 4

Year Built Src: Appraisal District

Baths Half: 1

Price Change Timestamp: 2023-09-08T10:42:04.840

Location Details



Area: 39

School District: 56 - Willis

School Elementary: W. LLOYD MEADOR ELEMENTARY SCHOOL

School High: WILLIS HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77318

County Or Parish: Montgomery

Directions: From I-45 North: Exit FM-830, left onto FM-830W, right onto Teralyn Woods Pkwy, right onto Rivus Overlook Dr, left onto Calm Savanna Court.

School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL

Subdivision: The Woodlands Hills

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S927100 - THE WOODLANDS HILLS 01, BLOCK 1, LOT 18

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Courtesy of

List Office Name: Cross Capital Realty

