



\$319,830.00

**1960 CANYON LIVE OAK ST, CONROE, TX  
77304, USA**

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

Brand new, energy-efficient home available by May 2023! The Bryce's open concept main level makes it easy to entertain or simply spend quality time with family. Linen cabinets with white-toned quartz countertops, gray tone EVP flooring with dark gray tweed carpet in our Balanced package. Easy access to I-45 makes it simple to get to [...]

**Rooms & Units Description**

**Property title:** 2046 West Darlington Oak Conroe Texas 77304

**Room Description:** Family Room,Kitchen/Dining Combo,Loft,Utility Room in House

**Master Bath Desc:** Primary Bath: Shower Only,Secondary Bath(s): Tub/Shower Combo

**HOA Mandatory:** 1

**Room Count:** 7

**Bed Room Description:** All Bedrooms Up,Walk-In Closet

**Photo Count:** 20

**Original List Price:** 364280.00



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## Property Details

**Parcel Number:** NA

**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:** Subdivision Lot

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

**Price Sq Ft List:** 156.78

**Dwelling Type:** Free Standing

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

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

**Utility District:** 1

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## Property Features

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

**Roof:** Composition

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

**No Of Garage Cap:** 2

**Cool System:** Heat Pump

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

**Oven Type:** Freestanding Oven

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

**Microwave:** 1

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

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Heat Pump

**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

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## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-07-03T13:54:11.200

**Completion Date:** 2023-05-03

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## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 56 - Willis

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

**School Elementary:** LAGWAY  
ELEMENTARY SCHOOL

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

**School High:** WILLIS HIGH SCHOOL

**Subdivision:** Montgomery Oaks

**Geo Market Area:** Lake Conroe Area

**State:** Texas

**Zip:** 77304

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

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

**Disclosures:** Exclusions,HOA First Right of  
Refusal,Mud,Other Disclosures,Sellers Disclosure,Special  
Addendum

**Disposal:** 1

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

**Range Type:** Freestanding Range,Gas  
Range

**Legal:** SF 0195 Plan 375B

**DOM:** 197



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# Courtesy of

**List Office Name:** Meritage Homes Realty

