



**\$264,980.00**

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

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



Brand new, energy-efficient home available by May 2023! Cul-de-sac lot, Interior Package Cool. Enjoy family dinners around the kitchen island in the Sequoia's convenient eat-in kitchen. Linen cabinets with smoky grey granite countertops, grey cool tone flooring and textured carpet in our Cool package. Easy access to I-45 makes it simple to get to work [...]

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### **Rooms & Units Description**





**Property title:** 2051 West Darlington Oak Conroe Texas 77304

**Room Count:** 6

**Room Description:** Family Room,Kitchen/Dining Combo

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

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

**Photo Count:** 39

**HOA Mandatory:** 1

**Original List Price:** 308880.00

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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:** 1

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

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 205.89

**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





|  |  |
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| <b>Exterior:</b> Back Yard Fenced,Covered<br>Patio/Deck,Patio/Deck   | <b>Interior:</b> Alarm System -<br>Owned,Drapes/Curtains/Window<br>Cover,Fire/Smoke Alarm,Formal<br>Entry/Foyer,High Ceiling |
| <b>Roof:</b> Composition   | <b>Foundation:</b> Slab  |
| <b>Garage Carport:</b> Additional Parking,Double-Wide<br>Driveway  | <b>Garage Desc:</b> Attached Garage  |
| <b>No Of Garage Cap:</b> 2   | <b>Heat System:</b> Heat Pump  |
| <b>Cool System:</b> Heat Pump  | <b>Pool Area:</b> 1  |
| <b>Energy:</b> Ceiling Fans,Digital Program<br>Thermostat,Energy Star Appliances,Energy<br>Star/CFL/LED Lights,Energy Star/Reflective<br>Roof,High-Efficiency HVAC,HVAC>13<br>SEER,Insulated Doors,Insulated/Low-E<br>windows,Insulation - Spray-Foam,Storm<br>Windows,Tankless/On-Demand H2O Heater | <b>Kitchen Desc:</b> Island w/o Cooktop,Kitchen<br>open to Family Room   |
| <b>Oven Type:</b> Freestanding Oven,Gas Oven   | <b>Dishwasher:</b> 1   |
| <b>Water Sewer:</b> Public Sewer,Public Water  | <b>Countertops:</b> Granite/Quartz   |
| <b>Microwave:</b> 1  | <b>Siding:</b> Brick,Cement Board,Stone  |

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## Fees & Taxes

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|-----------------------|-----------------------|
| <b>Tax Rate:</b> 2.99 | <b>Tax Year:</b> 2022 |
|-----------------------|-----------------------|

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## Basics

|  |                                    |
|--|------------------------------------|
| <b>Baths Full:</b> 2                                   | <b>Year Built Src:</b> Builder     |
| <b>Price Change Timestamp:</b> 2023-07-19T22:42:02.793 | <b>Completion Date:</b> 2023-05-02 |

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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:** Harris

**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

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**DOM:** 200

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

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

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

**Legal:** SF 0193 Plan 311B

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## Courtesy of

**List Office Name:** Meritage Homes Realty

