



\$439,990.00

**239 CLEMENTINE CT, MONTGOMERY, TX
77316, USA**

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



New Improved Price on this Beautiful Perry Home in Woodforest with large corner lot for guest parking. Huge backyard for adding a Pool! Owners retreat downstairs with En-suite bath with large closets, separate shower and tub. Large Family room open to kitchen and Breakfast area. Off kitchen/walk in pantry is Half Bath. Also downstairs office,study, [...]

Rooms & Units Description



Property title: 239 Clementine Montgomery Texas 77316

Room Count: 7

Room Description: 1 Living Area,Breakfast Room,Den,Formal Dining,Gameroom Up,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

Beds Max: 4

Bed Room Description: Primary Bed - 1st Floor,Sitting Area,Split Plan,Walk-In Closet

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

Master Planned Community: Woodforest Development

Photo Count: 19

HOA Mandatory: 1

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Original List Price: 471000.00

Property Details

Parcel Number: 9652-58-02100

Lot Description: Corner,Cul-De-Sac,In Golf Course Community,Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Perry Homes

Price Sq Ft List: 174.60

Acres: 0.1835

Acres Description: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Brick,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features



Exterior: Back Yard Fenced,Covered
Patio/Deck,Patio/Deck,Porch,Private Driveway,Side Yard

Roof: Composition

Garage Carport: Additional Parking,Double-Wide Driveway

No Of Garage Cap: 2

Cool System: Central Electric

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Insulated/Low-E windows,Radiant Attic Barrier

Oven Type: Gas Oven

Water Sewer: Water District

Golf Course: Woodforest Golf Club at Fish Creek

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

Foundation: Slab

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,Cement Board

Fees & Taxes

Tax Rate: 2.5118	Tax Amount: 7309
Tax Year: 2022	Maint Fee Includes: Recreational Facilities
Other Mandatory Fee: trans fee, resale cert,foundation fees	Fee Other: 1
Fee Other Amount: .5%+295+395	

Basics

Baths Full: 2	Baths Half: 1
Year Built Src: Appraisal District	Price Change Timestamp: 2023-07-12T15:57:46.447

Location Details



Area: 39

School District: 11 - Conroe

School Elementary: STEWART ELEMENTARY SCHOOL (CONROE)

School High: CONROE HIGH SCHOOL

Geo Market Area: Conroe Southwest

Zip: 77316

County Or Parish: Montgomery

Directions: North on Fish creek from 1488, Left on Woodforest Pkwy, right on Kinnerly Peak PL, curve to Clementine Court, turn right on Clementine Court, home on left at cul-de-sac.

School Middle: PEET JUNIOR HIGH SCHOOL

Subdivision: Woodforest 58

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exemptions: Homestead

Range Type: Gas Range

Legal Subdivision: WOODFOREST

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional

Legal: S965258 - WOODFOREST 58, BLOCK 1, LOT 21

DOM: 53

Courtesy of

List Office Name: Texas Go2, Realtors

