



\$469,990.00

**2326 CATACOMBS DR, NEW CANEY, TX  
77357, USA**

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



NEWLY CONSTRUCTED! NEVER LIVED IN! Rare find, a waterfront lot in a desirable Roman Forest neighborhood! 3 bedroom with study or 4 bedroom & 2 1/2 Baths. Porcelain tile through out home. High ceilings. 14 Seer A/C, Foam Insulation, double pane low E windows! Electric fireplace lifelike and visually stunning. One press of the button [...]

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## Rooms & Units Description



**Property title:** 2402 Catacombs New Caney Texas 77357

**Room Description:** 1 Living Area,Breakfast Room,Family Room,Home Office/Study,Utility Room in House

**Bed Room Description:** All Bedrooms Down,Split Plan,Walk-In Closet

**Photo Count:** 48

**Key Map:** 223Z

**Room Count:** 8

**Beds Max:** 4

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

**Original List Price:** 469990.00

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## Property Details

**Parcel Number:** 8397-02-47700

**For Lease:** 1

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

**Price Sq Ft List:** 213.24

**Acres Description:** 1/4 Up to 1/2 Acre

**New Construction:** 1

**Stories:** 1

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

**Lot Description:** Subdivision Lot,Water View,Waterfront

**Style:** Ranch,Traditional

**Builder Name:** Builders Excellent R

**Acres:** 0.3306

**Dwelling Type:** Free Standing

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

**Floors:** Marble Floors

**Utility District:** 1

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## Property Features



**Exterior:** Back Yard,Covered  
Patio/Deck,Outdoor Kitchen,Patio/Deck

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Kitchen Desc:** Breakfast Bar,Kitchen  
open to Family Room,Pantry,Pot Filler,Soft  
Closing Cabinets,Soft Closing Drawers

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Stucco

**Interior:** Fire/Smoke Alarm

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Energy:** Ceiling Fans,Digital Program  
Thermostat,Energy Star Appliances,Energy  
Star/CFL/LED Lights,HVAC>13 SEER,Insulated/Low-  
E windows,Insulation - Spray-Foam,North/South  
Exposure

**Oven Type:** Gas Oven

**Water Sewer:** Water District

**Microwave:** 1

**Water Amenity:** Pond, Pond

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## Fees & Taxes

**Tax Rate:** 2.9064

**Tax Amount:** 675

**Tax Year:** 2021

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## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-06-15

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## Location Details



**Area:** 40

**School District:** 39 - New Caney

**School Elementary:** DOGWOOD  
ELEMENTARY SCHOOL (NEW CANEY)

**School High:** NEW CANEY HIGH SCHOOL

**Geo Market Area:** Porter/New Caney  
East

**Zip:** 77357

**County Or Parish:** Montgomery

**Directions:** Exit Roman Forest Blvd., Drive about 2  
miles, Turn Left on Parthenon, Turn Left on  
Catacombs. Lot will be on the Left.

**School Middle:** KEEFER CROSSING MIDDLE  
SCHOOL

**Subdivision:** Roman Forest 02

**State:** Texas

**City:** New Caney

Miscellaneous

**Annual Maint Desc:** No

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

**Disposal:** 1

**Range Type:** Gas Cooktop

**Legal Subdivision:** ROMAN FOREST

**Realist Block:** Deed Restrictions,Restricted

**Disclosures:** Home Protection Plan,Mud

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

**Legal:** S839702 - ROMAN FOREST 02, BLOCK 17, LOT  
59

**DOM:** 61

Courtesy of

**List Office Name:** Register Real Estate Advisors

