



\$276,469.00

12315 FM 1485, CONROE, TX 77306, USA

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



Welcome to your dream home! This brand-new Anglia Home is the perfect combination of convenience and luxury the ELGIN floor plan offers 1892 sqft of living space, with 4-5 bedrooms, 2.5 baths and a 2 car garage. This two story home offers a spacious living area for entertaining guests or just relaxing after a long [...]

Rooms & Units Description

Property title: 2406 Forshire Conroe Texas 77306

Room Count: 7

Room Description: 1 Living Area,Family Room,Living Area - 1st Floor,Utility Room in House

Beds Max: 5

Bed Room Description: All Bedrooms Up,En-Suite Bath,Walk-In Closet

Master Bath Desc: Half Bath

HOA Mandatory: 1

Additional School: GRANGERLAND INTERMEDIATE SCHOOL

Original List Price: 276469.00

Completed Construction Date: 2023-09-02



Property Details

Parcel Number: 0000-00-00000

Style: Traditional

Builder Name: Anglia Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Ownership: Full Ownership

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 146.13

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Vinyl

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard Fenced

Roof: Composition

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

No Of Garage Cap: 2

Cool System: Central Electric

Interior: Fire/Smoke Alarm,Prewired for Alarm System

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Electric

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Cellulose

Oven Type: Electric Oven,Single Oven

Water Sewer: Public Sewer,Public Water

Siding: Brick,Vinyl,Wood

Dishwasher: 1

Microwave: 1

Fees & Taxes

Tax Rate: 1.7421

Tax Amount: 740

Tax Year: 2022

Other Mandatory Fee: Transfer Fee; B TO VERIFY ALL FEES

Fee Other: 1

Fee Other Amount: 100



Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-09-02T14:44:38.400

Completion Date: 2023-12-31

Location Details

Area: 19

School District: 11 - Conroe

School Elementary: CREIGHTON ELEMENTARY SCHOOL

School High: CANEY CREEK HIGH SCHOOL

Geo Market Area: Conroe Southeast

Zip: 77306

County Or Parish: Montgomery

Directions: Continue from 69 North to CLEVELAND and exit to FOSTORIA RD proceed left until you reach Highway 105 and make another left. Once on 105 continue to SHERWOOD GLEN RD and make a left.

School Middle: MOORHEAD JUNIOR HIGH SCHOOL

Subdivision: Sherwood Glen 01 Rep 1

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Electric Range

Realist Block: Deed Restrictions

Disclosures: No Disclosures

Finance Available: Cash Sale,Conventional,FHA,USDA Loan,VA

Legal: SHERWOOD GLEN 01 REPLAT NO 1, BLOCK 1-2, LOT 026

Courtesy of



List Office Name: eXp Realty, LLC

