



1670 PORTIA LN, CONROE, TX 77301, USA

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Move In Ready November 2023! This beautifully designed Hansford plan is one of the newest plans we offer in Venetian Pines. This one-story 1520 sqft home accommodates 3 bedrooms, 2 bathrooms, and a covered back patio. Feel drawn into the Kitchen, Dining room, and Great Room as the many windows illuminate this open-concept area. The [...]

Rooms & Units Description



Property title: 307 Salerio Conroe Texas 77301

Room Count: 4

Room Description: Family Room

Bed Room Description: Primary Bed - 1st Floor,Primary Bed - 2nd Floor,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Soaking Tub

Photo Count: 11

HOA Mandatory: 1

Additional School: BOZMAN INTERMEDIATE SCHOOL

Original List Price: 295260.00

Green Certification: Environments for Living,Home Energy Rating/HERS

Property Details

Parcel Number: 9416-00-00300

Style: Traditional

Builder Name: Empire Communities

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 194.25

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile,Vinyl Plank

Property Features



Exterior: Balcony,Covered
Patio/Deck,Porch,Sprinkler System

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,Energy Star/Reflective Roof,HVAC>13
SEER,Insulated/Low-E windows,Radiant Attic Barrier

Oven Type: Gas Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Interior: Crown Molding,Fire/Smoke
Alarm,High Ceiling,Prewired for Alarm
System

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Fireplaces Number: 1

Kitchen Desc: Island w/o
Cooktop,Pots/Pans Drawers,Soft Closing
Drawers,Under Cabinet Lighting

Dishwasher: 1

Countertops: Quartz

Siding: Brick,Stucco,Vinyl

Fees & Taxes

Tax Rate: 3.0663

Maint Fee Includes: Grounds,Limited Access Gates

Basics

Baths Full: 2

Year Built Src: Builder

Completion Date: 2023-11-01

Location Details



Area: 19

School District: 11 - Conroe

School Elementary: ANDERSON ELEMENTARY SCHOOL (CONROE)

School High: CONROE HIGH SCHOOL

Geo Market Area: Conroe Northeast

Zip: 77301

County Or Parish: Montgomery

Directions: I-45 N, Turn righto onto Mill Ave, Turn left onto S Main St, Turn right onto S Pacific St, Turn right onto W Davis St, Turn left onto N 10th St, N 10th turns right and become Airport Rd/FM 1484, turn left onto E Semands

School Middle: STOCKTON JUNIOR HIGH SCHOOL

Subdivision: Venetian Pines

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Range

Realist Block: Deed Restrictions

Disclosures: Other Disclosures

Finance Available: Cash Sale,Conventional,VA

Legal: VENETIAN PINES 01, BLOCK 3, LOT 3

Courtesy of

List Office Name: Empire Communities

