



\$449,750.00

**308 PINK MIMOSA CV, MONTGOMERY, TX  
77316, USA**

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



MLS#34573267 REPRESENTATIVE PHOTOS ADDED! August Completion! Built by Taylor Morriosn, the Darling 1501 plan at Bonterra Woodforest is a one-story home with a welcoming front porch. Just off the entry foyer, a study with double doors offers private office space. Head into the beautiful open kitchen that is connected to the dining room and spacious [...]

**Rooms & Units Description**



**Property title:** 308 Pink Mimosa Montgomery Texas 77316

**Room Description:** Family Room,Formal Dining,Home Office/Study,Living Area - 1st Floor,Utility Room in House

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

**Photo Count:** 37

**Additional School:** STEWART ELEMENTARY SCHOOL (CONROE)

**Green Certification:** Home Energy Rating/HERS

**Room Count:** 7

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

**Master Planned Community:** Woodforest Development

**HOA Mandatory:** 1

**Original List Price:** 478785.00

**Vac Rental:** Not Allowed

Property Details

**Parcel Number:** 2659-10-06000

**Lot Dimention:** 65x92

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

**Price Sq Ft List:** 256.71

**Dwelling Type:** Free Standing

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

**Floors:** Tile,Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

**Style:** Traditional

**Builder Name:** Taylor Morrison

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 1

**Ownership:** Full Ownership

**Utility District:** 1

Property Features



**Exterior:** Back Yard Fenced,Covered  
Patio/Deck,Porch,Sprinkler System

**Roof:** Composition

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

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star  
Appliances,Energy Star/CFL/LED Lights,Insulation - Spray-  
Foam,Tankless/On-Demand H2O Heater

**Oven Type:** Electric Oven,Single Oven

**Water Sewer:** Public Sewer,Public Water,Water District

**Microwave:** 1

**Interior:** High Ceiling,Prewired  
for Alarm System

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Kitchen Desc:** Island w/o  
Cooktop,Kitchen open to Family  
Room,Pantry

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Brick,Cement Board

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## Fees & Taxes

**Tax Rate:** 2.78 **Maint Fee Includes:** Clubhouse,Courtesy Patrol,Grounds,Recreational  
Facilities

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## Basics

**Baths Full:** 2

**Price Change Timestamp:** 2023-07-28T16:56:14.750

**Active Community 55 YN:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-08-31

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## 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:** 1-45 N to FM 1488. West on FM 1488. Right Honea Egypt. Right at Elk Trace Pkwy, pass Welcome Lodge. Right at Woodforest Pkwy. Go 3-4 around round-a-bout onto Woodforest Blvd. Follow curve to left. Models on left at 629 North Dayflower Drive.

**School Middle:** PEET JUNIOR HIGH SCHOOL

**Subdivision:** Bonterra at Woodforest Cottages

**State:** Texas

**City:** Montgomery

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

**Exemptions:** Homestead & Over 65

**Range Type:** Gas Cooktop

**Legal Subdivision:** WOODFOREST

**Master Planned Community YN:** 1

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

**Disposal:** 1

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

**Legal:** Lot 24, Blk 3, Sec 10

**DOM:** 97

Courtesy of

**List Office Name:** Alexander Properties

