



**\$727,724.00**

**315 RIVUS OVERLOOK DR, WILLIS, TX 77318, USA**

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



MLS# 36211715 - Built by Highland Homes - December completion! ~ All brick, large lot, j-Swing 3-car garage. Tankless Water heater & smart-home technology included. Open plan with contemporary colors. Kitchen has two-tone cabinets (white upper/Natural Maple bottoms), with white countertops and upgraded stainless appliances. Added Hutch in Kitchen/Dining area. Wood flooring throughout main living [...]

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## **Rooms & Units Description**



**Property title:** 315 Rivus Overlook Willis Texas 77318

**Room Description:** Family Room,Home Office/Study,Utility Room in House

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

**Photo Count:** 41

**Original List Price:** 727724.00

**Room Count:** 9

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

**Master Planned Community:** The Woodlands Hills

**HOA Mandatory:** 1

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

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## Property Details

**Parcel Number:** 9271-10-03300

**Style:** Traditional

**Builder Name:** Highland Homes

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

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot,Wooded

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

**Price Sq Ft List:** 243.22

**Dwelling Type:** Free Standing

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

**Floors:** Carpet,Tile,Wood

**Utility District:** 1

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## Property Features



<b>Exterior:</b> Back Yard Fenced,Covered Patio/Deck,Sprinkler System,Subdivision Tennis Court	<b>Interior:</b> Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage,Tandem	<b>No Of Garage Cap:</b> 3
<b>Heat System:</b> Central Gas	<b>Cool System:</b> Central Electric
<b>Pool Area:</b> 1	<b>Fireplace Description:</b> Gas Connections
<b>Fireplaces Number:</b> 1	<b>Energy:</b> Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Other,Insulation - Rigid Foam,Other Energy Features,Radiant Attic Barrier,Tankless/On-Demand H2O Heater
<b>Kitchen Desc:</b> Island w/o Cooktop,Pots/Pans Drawers,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry	<b>Oven Type:</b> Double Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Water District
<b>Countertops:</b> Quartz	<b>Microwave:</b> 1
<b>Siding:</b> Brick,Other,Wood	

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## Fees & Taxes

<b>Tax Rate:</b> 3.25	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 300+130	

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## Basics

<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Builder	<b>Price Change Timestamp:</b> 2023-08-01T16:10:07.930
<b>Completion Date:</b> 2023-12-30	

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## Location Details



**Area:** 39

**School District:** 56 - Willis

**School Elementary:** W. LLOYD MEADOR ELEMENTARY SCHOOL

**School High:** WILLIS HIGH SCHOOL

**Geo Market Area:** Lake Conroe Area

**Zip:** 77318

**County Or Parish:** Montgomery

**Directions:** Take I-45 to exit 92 and proceed west on FM 830 for approximately one mile. . Entrance to The Woodlands Hills will be on your right, just past Meador Elementary. Sales office located at 105 Teralyn

**School Middle:** ROBERT P. BRABHAM MIDDLE SCHOOL

**Subdivision:** The Woodlands Hills

**State:** Texas

**City:** Willis

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

**Range Type:** Gas Cooktop

**Legal Subdivision:** THE WOODLAND HILLS

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Legal:** Lot 9 / Block 2

**DOM:** 24

Courtesy of

**List Office Name:** Highland Homes Realty

