

MOVE IN READY!



\$691,688.00

**136 STEPHENS RDG LN, MONTGOMERY, TX
77316, USA**

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



Westin Homes NEW Construction (Carter VI, Elevation F)
CURRENTLY BEING BUILT. Two Story. 5 bedrooms, 4.5 baths.
Private Primary Suite with spacious double walk-in closets
downstairs. Formal Dining Room and Study with Spacious Kitchen
and breakfast area open to Family Room. Spacious Game Room
upstairs with private Media Room. Extended covered patio and
attached 2 [...]

Rooms & Units Description



Property title: 343 Samuels Link Montgomery Texas 77316

Room Description: Breakfast Room,Family Room,Gameroom Up,Home Office/Study,Loft,Media,Utility Room in House

Master Bath Desc: Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks,Vanity Area

Photo Count: 34

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Green Certification: Environments for Living

Room Count: 18

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Master Planned Community: Woodforest Development

HOA Mandatory: 1

Original List Price: 691688.00

Property Details

Parcel Number: 9652-82-05000

Style: Traditional

Builder Name: Westin Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Agency to Sell/Lease

Price Sq Ft List: 183.86

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile

Utility District: 1

Property Features



Interior: Alarm System - Owned,Fire/Smoke Alarm,High Ceiling	Roof: Composition
Foundation: Slab	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Central Gas
Cool System: Central Electric	Pool Area: 1
Fireplace Description: Gas Connections	Fireplaces Number: 1
Energy: Attic Fan,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier	Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry
Oven Type: Electric Oven	Dishwasher: 1
Water Sewer: Water District	Countertops: Quartz
Microwave: 1	Siding: Brick,Cement Board,Stone

Fees & Taxes

Tax Rate: 2.79

Basics

Baths Full: 4	Baths Half: 1
Year Built Src: Builder	Price Change Timestamp: 2023-08-28T11:20:43.270
Completion Date: 2023-11-15	

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: Heading north on I-45 N. Take exit 79B for TX 242 W. Slight right onto TX-242 W/College Park Dr. Use the left 2 lanes to turn left onto FM 1488 W. Turn right onto Egypt Community Rd/Honea Egypt Rd. Continue onto Sendera Ranch Dr. Turn right onto Woodforest Pkwy S. At the traffic circle, take the 1st exit onto Woodforest Blvd. Turn left onto Central Pine St. Turn left onto Longleaf Pine Dr. Turn left onto Central Pine St. Turn left toward Samuels Link Ln. Continue onto Samuels Link Ln.

School Middle: PEET JUNIOR HIGH SCHOOL

Subdivision: Woodforest

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: No Disclosures

Finance Available: Cash
Sale,Conventional,FHA,VA

Legal: LOT 30 BLK 3

Master Planned Community YN: 1

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

Disposal: 1

Range Type: Gas Cooktop

DOM: 2

Courtesy of

List Office Name: Westin Homes

