



\$1,200,000.00

4305 FLOYD ST, HOUSTON, TX 77007, USA

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



NEW CONSTRUCTION by Modena Homes, Houston's top quality modern farmhouse builder! Gorgeous finishes backed up by quality construction exceeding buyer expectations. Open concept, kitchen features 36-inch gas range, walk-in pantry, apron-front sink w/ gold faucet, & open shelving. Dining room is anchored w/ stunning matte black & brushed gold chandelier. Powder bath is tucked away. [...]

Rooms & Units Description



Property title: 4307 Floyd
Houston Texas 77007

Room Count: 9

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

Photo Count: 6

Green Certification: Other
Energy Report

Unit Number: B

Room Description: Family Room,Gameroom
Up,Kitchen/Dining Combo,Living Area - 1st
Floor,Living/Dining Combo,Utility Room in House

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

Original List Price: 1200000.00

Garage Dimension: 18x20

Property Details

Parcel Number: NA

Style: Ranch

Builder Name: Modena Homes

Acres: 0.05739

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under
Construction

Floors: Carpet,Tile,Wood

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 333.98

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 4

Restrictions: Deed Restrictions, Deed
Restrictions

Property Features



Exterior: Back Yard,Back Yard Fenced,Balcony,Rooftop Deck	Interior: 2 Staircases,High Ceiling,Wet Bar
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage	No Of Garage Cap: 2
Heat System: Central Gas	Cool System: Central Electric
Fireplace Description: Gas Connections	Fireplaces Number: 1
Energy: Attic Vents,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Cellulose,Insulation - Spray-Foam,North/South Exposure,Other Energy Features	Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry
Oven Type: Gas Oven	Dishwasher: 1
Water Sewer: Public Sewer,Public Water	Countertops: Quartz
Microwave: 1	Siding: Aluminum,Brick

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Basics

Baths Full: 4	Baths Half: 1
Year Built Src: Appraisal District	Completion Date: 2024-12-31

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Location Details

Area: 16	County Or Parish: Harris
School District: 27 - Houston	Directions: From 610 go east on I-10, take Exit 765B then Continue on Katy Freeway Service Road. Turn right onto Patterson Street, then turn left onto Floyd Street, pass Snover Street, the home is on your right.
School Elementary: MEMORIAL ELEMENTARY SCHOOL (HOUSTON)	School Middle: HOGG MIDDLE SCHOOL (HOUSTON)
School High: HEIGHTS HIGH SCHOOL	Subdivision: Magnolia Grove
Geo Market Area: Rice Military/Washington Corridor	State: Texas
Zip: 77007	City: Houston



Miscellaneous

Annual Maint Desc: No

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

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: MAGNOLIA GROVE

Realist Block: Deed Restrictions

Disclosures: No Disclosures

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: TBD

DOM: 57

Courtesy of

List Office Name: eXp Realty, LLC

