



\$1,900,000.00

**6015 WHITE BIRCH RUN, SPRING, TX 77386,
USA**

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



Custom Home in a very great location!! Picture yourself here in your DREAM HOME in Benders Landing Estates. Very quiet sT just located in Cul-De-Sac. Great street for the kids to play on with no thru traffic. Clubhouse within walking distance with all the amenities, Swimming Pool, Workout Facility, Tennis & Basketball Courts, Park & [...]

Rooms & Units Description



Property title: 6015 White Birch Spring Texas 77386

Room Description: 1 Living Area,Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Up,Guest Suite,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House

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

Photo Count: 50

Additional School: CLARK INTERMEDIATE SCHOOL

Completed Construction Date: 2023-02-28

Room Count: 11

Beds Max: 6

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

HOA Mandatory: 1

Original List Price: 2399999.00

Key Map: 294P

Property Details

Parcel Number: 2572-06-00500

Style: Mediterranean

Builder Name: DAHER CUSTOM HOMES

Acres: 1.0799

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Tile,Wood

Lot Description: Cleared,Cul-De-Sac

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 242.97

Acres Description: 1 Up to 2 Acres

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard	Interior: 2 Staircases,Balcony,Crown Molding,High Ceiling,Wired for Sound
Roof: Composition	Foundation: Pier & Beam,Slab,Slab on Builders Pier
Garage Carport: Additional Parking,Auto Garage Door Opener,Circle Driveway,Double-Wide Driveway,Single-Wide Driveway	Garage Desc: Attached Garage,Oversized Garage,Tandem
No Of Garage Cap: 3	Heat System: Central Gas
Cool System: Central Electric	Pool Area: 1
Fireplace Description: Freestanding,Gas Connections,Gaslog Fireplace	Fireplaces Number: 1
Energy: Ceiling Fans,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater	Kitchen Desc: Breakfast Bar,Butler Pantry,Instant Hot Water,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry
Dishwasher: 1	Water Sewer: Septic Tank
Microwave: 1	Siding: Brick,Stone

Fees & Taxes

Tax Rate: 1.7351	Tax Amount: 3547
Tax Year: 2022	Maint Fee Includes: Clubhouse,Courtesy Patrol,Grounds,Recreational Facilities
Other Mandatory Fee: TRANFER FEE	Fee Other: 1
Fee Other Amount: 350	

Basics

Baths Full: 4	Baths Half: 1
Year Built Src: Builder	Price Change Timestamp: 2023-07-28T18:38:02.877

Location Details



Area: 40

School District: 11 - Conroe

School Elementary: ANN K. SNYDER ELEMENTARY SCHOOL

School High: GRAND OAKS HIGH SCHOOL

Geo Market Area: Spring Northeast

Zip: 77386

County Or Parish: Montgomery

Directions: I-45 North, Exit LouettaRd & make a Rt(east), Lt on Aldine Westfiled, Rt in Riley Fuzzel, Rt on Birnham Woods, Lt on Rayford Rd, Right on W Balsam Fir Cir, Left on White Birch Run to almost the end of the street to lot on left

School Middle: YORK JUNIOR HIGH SCHOOL

Subdivision: Benders Landing Estates 06

State: Texas

City: Spring

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: BENDERS LANDING ESTATES

Realist Block: Deed Restrictions

Disclosures: No Disclosures

Finance Available: Cash Sale, Conventional, FHA, USDA Loan, VA

Legal: S257206 - BENDERS LANDING ESTATES 06, BLOCK 1, LOT 5

DOM: 92

Courtesy of

List Office Name: Lydia's Fine Homes, LLC

