



631 SAND BRANCH DR, CONROE, TX 77304, USA

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



PERRY HOMES NEW CONSTRUCTION! Entry leads past Home office with French doors, kitchen, family room and dining area. Two story family room with 19-foot ceiling and three large windows. Island kitchen with walk-in pantry extends to the dining area. Secluded Primary suite with a wall of windows. Primary bathroom offers double door entry, dual vanities, [...]

Rooms & Units Description



Property title: 631 Sand Branch Conroe Texas 77304

Room Description: Breakfast Room,Family Room,Gameroom Up,Utility Room in House

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

Open House Public Count: 2

Photo Count: 28

Additional School: CRYAR INTERMEDIATE SCHOOL

Green Certification: Other Energy Report

Room Count: 8

Bed Room Description: Primary Bed - 1st Floor,Walk-In Closet

Open House Public Upcoming: Public: Sat Jul 29, 10:00AM-7:00PM

Master Planned Community: Grand Central Park

HOA Mandatory: 1

Original List Price: 469900.00

Property Details

Parcel Number: 5375-26-00700

Lot Dimention: 45x120

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 195.61

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile

Lot Description: Subdivision Lot

Style: Traditional

Builder Name: Perry Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Covered Patio/Deck,Partially Fenced,Porch,Sprinkler System

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas,Zoned

Energy: Other Energy Features

Oven Type: Electric Oven,Single Oven

Countertops: Engineered Stone

Siding: Brick

Interior: Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric,Zoned

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

Water Sewer: Public Sewer,Public Water

Microwave: 1

Fees & Taxes

Tax Rate: 3.066

Tax Year: 2023

Basics

Baths Full: 3

Price Change Timestamp: 2023-06-27T14:13:52.980

Year Built Src: Builder

Completion Date: 2023-09-01

Location Details



Area: 19

School District: 11 - Conroe

School Elementary:
WILKINSON ELEMENTARY SCHOOL

School High: CONROE HIGH SCHOOL

Geo Market Area: Conroe Southwest

Zip: 77304

County Or Parish: Montgomery

Directions: From I-45 North, take exit South Frazier Street/TX-75/TX-336. Proceed to the light at TX-336 and U-turn onto I-45 Frontage Road. In approximately 500 feet, turn right onto Grand Village Boulevard. Turn left onto Town Park Drive and continue to Lake Day Drive. Turn right onto Lake Day Drive and the Sales Center is on the right at 430 Lake Day Drive.

School Middle: PEET JUNIOR HIGH SCHOOL

Subdivision: Grand Central Park

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S537526 - Grand Central Park 26, BLOCK 1, Lot 7

DOM: 151

Master Planned Community YN: 1

Connections: Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: Grand Central Park

Courtesy of

List Office Name: Perry Homes Realty, LLC

