



\$268,990.00

## 3005 KENDRICK SPGS LN, PORTER, TX 77365, USA

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



NEW! "Arcola II B" floor plan from the Gulf Coast Collection by Lennar in Royal Brook. This single-story home has a versatile layout that makes smart use of the available space. The front door leads to an open living area with a family room, modern kitchen and dining room. In a corner location is the [...]

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### Rooms & Units Description

**Property title:** 6323 Arcadia Sound Porter Texas 77365

**Master Planned Community:** Kingwood

**HOA Mandatory:** 1

**Room Count:** 6

**Photo Count:** 9

**Original List Price:** 268990.00

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### Property Details



**Parcel Number:** NA

**Style:** Traditional

**Builder Name:** Lennar

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 1

**Utility District:** 1

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 218.69

**Dwelling Type:** Free Standing

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

**Restrictions:** Deed Restrictions, Deed Restrictions

Property Features

**Roof:** Composition

**Garage Desc:** Attached Garage

**Cool System:** Central Electric

**Siding:** Brick,Cement Board

**Foundation:** Slab

**Heat System:** Central Gas

**Water Sewer:** Public Sewer,Water District

Fees & Taxes

**Tax Rate:** 2.58

**Other Mandatory Fee:** Transfer Fee + CAP Fee

**Fee Other Amount:** 395 + 300

**Tax Year:** 2021

**Fee Other:** 1

Basics

**Baths Full:** 2

**Price Change Timestamp:** 2023-09-07T10:18:16.990

**Year Built Src:** Builder

**Completion Date:** 2023-09-30

Location Details



**Area:** 32

**School District:** 29 - Humble

**School Elementary:** ELM GROVE ELEMENTARY SCHOOL (HUMBLE)

**School High:** KINGWOOD PARK HIGH SCHOOL

**Geo Market Area:** Kingwood East

**Zip:** 77365

**County Or Parish:** Harris

**Directions:** If North on US 59-I-69, Exit Rt- Turn Rt on Northpark, Lt on W.Lake Houston, Rt on Mills Branch Lane, then head left on Hueni Road, right on Morning Creek Springs Lane, then right on Southwood Hollow Lane, right onto Dunsmore Creek Court- 9310 Dunsmore Creek Court is on the left

**School Middle:** KINGWOOD MIDDLE SCHOOL

**Subdivision:** Kingwood Royal Brook

**State:** Texas

**City:** Porter

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Legal:** SEC 0025 BLK 002 LOT 001

**Master Planned Community YN:** 1

**Disclosures:** Mud

**Legal Subdivision:** Kingwood at Royal Brook

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## Courtesy of

**List Office Name:** LennarVillageBldr-JaredTurner

