



\$396,130.00

9F9W+J2 CONROE, TX, USA

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Brand new, energy-efficient home available by Jun 2023! Modern Cottage Collection Interior Pkg. Step your family's game nights up in the Pioneer's impressive second floor game room. Downstairs, the main level primary suite offers privacy from the other bedrooms and features dual sinks and large walk-in closet. Spend less time in the car and more [...]

Rooms & Units Description

Property title: 7046 Lauren Oak Conroe Texas 77304

Room Description: Guest Suite w/Kitchen,Kitchen/Dining Combo

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

HOA Mandatory: 1

Room Count: 7

Bed Room Description:
Primary Bed - 1st Floor

Photo Count: 20

Original List Price:
479830.00



Property Details

Parcel Number: NA	Lot Description: Cleared,Cul-De-Sac,Subdivision Lot
Style: Contemporary/Modern,Traditional	List Type: Exclusive Right to Sell/Lease
Builder Name: Meritage Homes	Price Sq Ft List: 163.35
Acres Description: 0 Up To 1/4 Acre	Dwelling Type: Free Standing
New Construction: 1	New Construction Desc: To Be Built/Under Construction
Stories: 2	Floors: Carpet,Engineered Wood,Tile
Restrictions: Deed Restrictions,Restricted,Zoning, Deed Restrictions,Restricted,Zoning	Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck	Interior: Alarm System - Owned,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling
Roof: Composition	Foundation: Slab
Garage Carport: Additional Parking,Auto Garage Door Opener,Double-Wide Driveway	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Heat Pump,Zoned
Cool System: Heat Pump,Zoned	Pool Area: 1
Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Storm Windows,Tankless/On-Demand H2O Heater	Kitchen Desc: Island w/o Cooktop,Walk-in Pantry
Oven Type: Double Oven,Single Oven	Dishwasher: 1
Water Sewer: Public Sewer,Public Water	Compactor: 1
Countertops: Granite/Quartz	Microwave: 1
Siding: Brick,Cement Board,Stone	

Fees & Taxes



Tax Rate: 2.99	Tax Year: 2022
Fee Other: 1	Fee Other Amount: 610.00

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Basics

Baths Full: 2	Baths Half: 1
Year Built Src: Builder	Price Change Timestamp: 2023-07-23T22:21:46.457
Completion Date: 2023-06-30	

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Location Details

Area: 19	County Or Parish: Harris
School District: 56 - Willis	Directions: 45N to Exit 90 (League Line) Left on League Line to Left at 2011 Bluff Oak Ct
School Elementary: LAGWAY ELEMENTARY SCHOOL	School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL
School High: WILLIS HIGH SCHOOL	Subdivision: Montgomery Oaks
Geo Market Area: Lake Conroe Area	State: Texas
Zip: 77304	City: Conroe

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Miscellaneous

Annual Maint Desc: Mandatory	Realist Block: Deed Restrictions,Restricted,Zoning
Connections: Electric Dryer Connections,Washer Connections	Disclosures: HOA First Right of Refusal,Home Protection Plan,Reports Available,Sellers Disclosure,Special Addendum
Disposal: 1	Finance Available: Cash Sale,Conventional,FHA,VA
Range Type: Gas Cooktop	Legal: SF 0192 Plan C470F
DOM: 170	

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Courtesy of



List Office Name: Meritage Homes Realty

