



## 701 ST LAWRENCE RIVER RD, MONTGOMERY, TX 77316, USA

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



10' ceilings in kitchen/living/dining, open concept. Spacious kitchen with 42" upper cabinets, granite countertops in kitchen & baths. 3 Bedrooms with huge walk-in master closet. Samsung Stainless Steel appliance package including easy clean top range with electric oven, 3 rack dishwasher, and microwave. 1 year warranty on appliances from Samsung. Radiant Barrier, high efficiency HVAC, [...]

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### Rooms & Units Description



**Property title:** 707 St Lawrence River Montgomery Texas 77316

**Room Description:** 1 Living Area,Kitchen/Dining Combo,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Shower Only,Secondary Bath(s): Tub/Shower Combo

**HOA Mandatory:** 1

**Room Count:** 6

**Bed Room Description:** En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 8

**Original List Price:** 249900.00

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## Property Details

**Parcel Number:** 6580-02-86405

**Style:** Traditional

**Builder Name:** Starter Homes of Tx

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

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot,Water View

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

**Price Sq Ft List:** 161.02

**Dwelling Type:** Free Standing

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

**Floors:** Carpet,Vinyl Plank

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## Property Features



**Exterior:** Back Yard  
**Roof:** Composition  
**Garage Carport:** Double-Wide Driveway  
**No Of Garage Cap:** 1  
**Cool System:** Central Electric

**Interior:** Fire/Smoke Alarm,High Ceiling,Split Level  
**Foundation:** Slab  
**Garage Desc:** Attached Garage  
**Heat System:** Central Electric  
**Energy:** Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier  
**Dishwasher:** 1

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Pantry  
**Water Sewer:** Aerobic,Public Water  
**Microwave:** 1  
**Water Amenity:** Lake View, Lake View

**Countertops:** Granite  
**Siding:** Cement Board,Stone

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## Basics

**Baths Full:** 2  
**Year Built Src:** Builder

**Baths Half:** 1  
**Completion Date:** 2023-08-31

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## Location Details

**Area:** 39  
**School District:** 37 - Montgomery

**County Or Parish:** Montgomery  
**Directions:** From Hwy 105, turn left on Tejas, turn left on Shawnee, turn right on Spokane River, turn right on Pearl, turn left on St Lawrence River

**School Elementary:** KEENAN ELEMENTARY SCHOOL  
**School High:** LAKE CREEK HIGH SCHOOL  
**Geo Market Area:** Lake Conroe Area  
**Zip:** 77316

**School Middle:** OAK HILL JUNIOR HIGH SCHOOL  
**Subdivision:** Lake Conroe Forest  
**State:** Texas  
**City:** Montgomery





# Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer Connections,Washer Connections

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

**Legal:** Lake Conroe Forest 02, BLOCK 47, Lot 29

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

**Range Type:** Freestanding Range

**DOM:** 3



# Courtesy of

**List Office Name:** Cornerstone Realty

