



\$306,900.00

## 719 FALLEN HEMLOCK CT, CONROE, TX 77304, USA

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



This beautifully designed, new floor plan known as the Alder is located in the rolling hills of the family-friendly community of Wedgewood Forest in Conroe. This charming home offers a true retreat for everyone. This cozy home includes a chef-ready kitchen with polished granite countertops, white wood cabinetry and stainless-steel appliances, including a fridge with [...]

### Rooms & Units Description

**Property title:** 719 Fallen Hemlock Conroe Texas 77304 **Room Count:** 9

**Room Description:** Family Room,Utility Room in House

**Bed Room Description:** En-Suite Bath,Multilevel Bedroom,Walk-In Closet

**Photo Count:** 8

**HOA Mandatory:** 1

**Additional School:** GORDON-REED ELEMENTARY SCHOOL

**Original List Price:** 306900.00



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## Property Details

**Parcel Number:** 9547-04-08300

**Style:** Traditional

**Builder Name:** LGI Homes

**Acres:** 0.2147

**Dwelling Type:** Free Standing

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

**Floors:** Carpet,Vinyl Plank

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 215.97

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

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Private Driveway,Sprinkler System,Subdivision Tennis Court

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Heat Pump

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Brick,Other,Stone,Wood

**Interior:** Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System,Refrigerator Included

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Oven Type:** Gas Oven

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

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 2.774

**Tax Year:** 2022

**Tax Amount:** 929



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# Basics

**Baths Full:** 2

**Year Built Src:** Builder

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

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# Location Details

**Area:** 19

**School District:** 11 - Conroe

**School Elementary:** GORDON REED ELEMENTARY SCHOOL

**School High:** CONROE HIGH SCHOOL

**Geo Market Area:** Lake Conroe Area

**Zip:** 77304

**County Or Parish:** Montgomery

**Directions:** North on I-45. Exit 87A and go West on Hwy 105. In 4 miles, the property will be on your right.

**School Middle:** PEET JUNIOR HIGH SCHOOL

**Subdivision:** Wedgewood Forest

**State:** Texas

**City:** Conroe

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# Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Legal:** S954704 - WEDGEWOOD FOREST 04, BLOCK 2, LOT 28

**Realist Block:** Deed Restrictions

**Disclosures:** Other Disclosures

**Range Type:** Gas Cooktop

**DOM:** 2

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# Courtesy of

**List Office Name:** LGI Homes

